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# *Village Of The Foothills*

WILSON  
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## *The City Of Sierra Madre* **General Plan**

*June 1996*

BAILEY CANYON  
PARK

HOURS: SUNRISE TO SUNSET

NATURE TRAILS

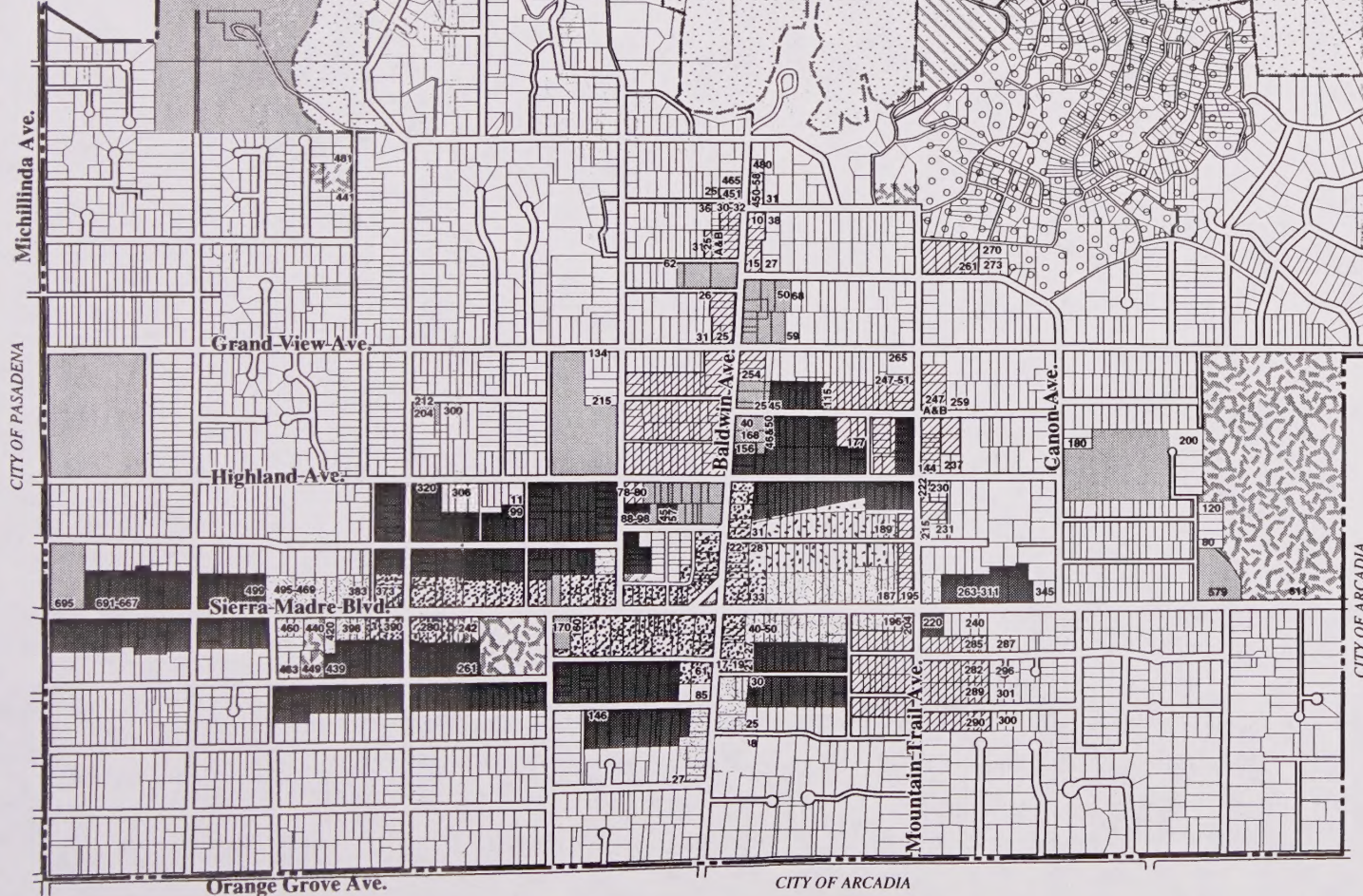
ACCESS: THROUGH PARK  
WEST SIDE  
TRAIL GUIDES AT POLICE  
STATION  
FIRE PERMIT REQUIRED  
FOR FIRE RING USE

ST MONTE  
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RODEO  
1500  
HYLAND  
AV.  
F AV



# City of Sierra Madre

Angeles National Forest  
City of Sierra Madre Corporate Boundary



## City of Sierra Madre Land Use Designation Map

### Legend

- Residential Low Density — RL
- Residential Canyon — RC
- Hillside — H
- Residential Medium Density — RM
- Residential Med/High Density — RH
- Residential Entrepreneur — RE
- Commercial — C
- Artisan Mixed Use — A MU
- Municipal — M
- Institutional — I
- Open Space — OS

TEMPORARY  
FINAL  
MAP

City of  
Sierra Madre  
General Plan



0 450 900  
Scale in Feet



# *The City Of Sierra Madre General Plan*

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## *INTRODUCTION*








# City of Sierra Madre General Plan

Adopted June 11, 1996  
Resolution No. 96-28





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# CITY OF SIERRA MADRE GENERAL PLAN

## CITY COUNCIL

Gary Adams, Mayor  
James Hester, Mayor Pro Tempore  
Bart Doyle  
Doug Hayes  
MaryAnn MacGillivray  
George Maurer (Past Mayor)  
O. Lee Cline (Past Councilmember)

## PLANNING COMMISSION

Gurdon Miller, Chairperson  
Fred Wesley, Vice Chairperson  
Bill Garr  
Whilma Holcombe  
Enid Joffe  
Kris Miller Fisher  
George Salisbury  
Linus Harth (Past Commissioner)

## GENERAL PLAN STEERING COMMITTEE

Doug Hayes, Chairperson  
Bart Doyle  
Bill Enger  
Enid Joffe  
Janis Salin  
MaryAnn MacGillivray (Council liaison)  
Gurdon Miller (Planning Commission liaison)  
Anne McIntosh (Staff liaison)

## "DESIGN YOUR CITY" COMMITTEE

Kris Miller Fisher, Coordinator  
Art Artinian  
Beverly Artinian  
Joe Catalano  
Marc Fisher  
Whilma Holcombe  
Agnes Sayles  
Richard Trader







### CITY STAFF

Sean Joyce, City Administrator  
Charles Martin, City Attorney  
David Cain, Assistant City Administrator/Finance Director  
Anne McIntosh, Director of Development Services  
Toni Buckner, Director of Library Services  
John Davidson, Director of Public Works  
Joe Surgent, Police Chief  
Ed Tracy, Fire Chief  
Michelle Keith, Recreation Supervisor  
Tara Schultz, Administrative Assistant  
Sallyanne Mallen, Planning Associate  
Cecilia Gallardo, Planning Intern  
Debby Linn, Interim Director of Development Services

### ENVIRONMENTAL CONSULTANT

Impact Sciences, Inc.    Curtis Zacuto, Project Manager

### COMMUNITY PARTICIPANTS (Partial List)

Matt Agle	Rose Fafach	Toni Moran
Donald Albert	Arnold Gaffrey	James Moran, Jr.
Gary Anderson	Steve Gaiser	Midge Morash
Rick Allor	Bonnie Garner	Don Murphy
Mark Beirich	Jim Grancich	Bob Oden
Phyllis Bennet	Tom Hammond	Nancy Patterson
Bess Bowman	Charlotte Hand	Marilyn Peppin
Steve Broiles	Joy Louise Harte-	Diana Petitti
Caroline Brown	Smith	Dr. Sean Phelan
Roy Buchan	Barbara Hester	Elaine Rudolph
Margaret Buckner	Dorothy Hobiak	Lorayne Russman
Tom Buhern	Gary Hood	Ralph Schroder
Tom Brascia	Jon Inskip	Catriona Shafer
Kathy Calleton	Glen Kangas	Susan Snyder
Tom Canterbury	Eph Konigsberg	Robert Stockly
John Capoccia	Laurie Kutcher	Herb Stroh
Evelyn Cates	Hank Landsberg	Bill Sullivan, Jr.
Barbara Cline	Bonnie Landsberg	Mary Sullivan
Laurie Cooper	Dane Lenton	Karl Teigler
Ken Crawford	Jerry Logue	Ruth Teigler
Corky Champlain	Gil Lucero	Jeanne Templeton
Phyllis Chapman	Ann Luke	Rita Thurman
Charles Corp	Eugene Malone	Frank Van
Edith Dane	Yolanda Malone	Dongen
Annemaria	David May	Lew Watanabe
Davidson	Kay Messersmith	Howard Wagner
Mike Delgatto	Sue Messersmith	Judy Webb-Martin
Helen Elliot	Roger Moon	Tom Wurster
George Enyedi	Ruth Moon	







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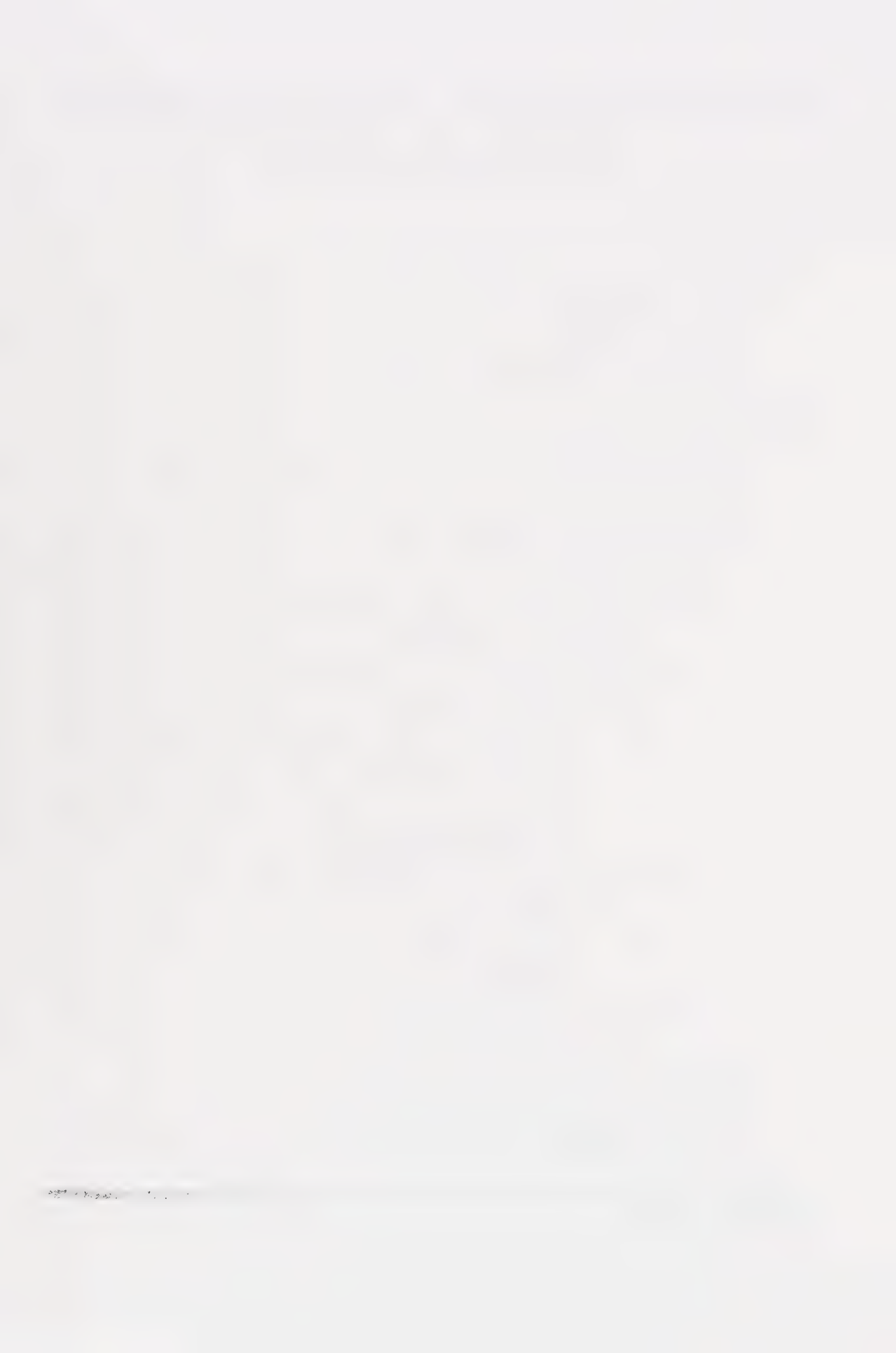
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# INTRODUCTION





## **Purpose of the General Plan**

The General Plan of the City of Sierra Madre is a long range policy document which defines the framework by which City's physical and economic resources are to be managed over time. The City's decision makers are to be guided by the goals and policies contained in the General Plan. Decisions regarding land use, conservation, hazards, and community services must be consistent with the General Plan. Members of the Sierra Madre community can use the General Plan to clarify the expectations of the City regarding its residents, property owners, business owners, and developers.

## **State Requirements**

California Government Code Section 65300 requires that each city and county within the state of California adopt a comprehensive, long-range plan to guide development. There are seven mandatory elements of a general plan - land use, housing, circulation, open space, conservation, noise, and safety. The law does not require that these elements be organized in a particular fashion, and it allows for additional elements as the jurisdiction deems necessary to address local needs and objectives.

The content of each element is prescribed in the "State of California General Plan Guidelines" published by the Governor's Office of Planning and Research (OPR). Requirements for the Housing Element are defined by the State Department of Housing and Community Development (HCD). Requirements for the Noise Element are defined by the Office of Noise Control of the California Department of Health.

The law requires that the General Plan be internally consistent, one element with the other. It also requires that ordinances adopted pursuant to the General Plan, such as the zoning ordinance and subdivision ordinance, be consistent with the General Plan. The decisions of the City should be logically guided by the General Plan.

## **Organization of the General Plan**

All seven required elements are included in the General Plan. These have been organized in chapters which address City issues in a logical way. The City of Sierra Madre is small in size at 3.07 square miles. However, the entire city is developed on a foothill slope and the canyons and hillsides that lead into the Angeles National Forest. Therefore, the Resource Management and Land Use Chapters address hillside preservation. This geography, along with the presence of unstable geological substructures highlights the importance of the Chapter on Hazards. The City's status as an independent city providing its own police, fire, park and recreation, library, and public services in addition to the numerous contributions made by volunteer organizations to the cultural life and social needs of the City form the basis of a community services chapter.



Finally, the land use chapter addresses development, economic development, and preservation of the city's built environment.

Following is a chart of the four chapters included in the General Plan with a cross reference to the required seven elements.

Sierra Madre General Plan ChaptersState Mandated Elements

## CHAPTER ONE - LAND USE

1. Land Use Designations
2. Historic Preservation
3. Housing
4. Economic Development
5. Parking and Traffic

Land Use, Open Space  
Open Space  
Housing  
  
Circulation

## CHAPTER TWO - RESOURCE MANAGEMENT

1. Hillside Preservation
2. Tree Preservation
3. Water Resources
4. Waste Management/Recycling
5. Air Quality

Conservation, Open Space  
Conservation  
Conservation  
Conservation  
Conservation, Open Space

## CHAPTER THREE - HAZARDS

1. Fire
2. Flood/Landslide
3. Seismic Safety
4. Noise
5. Traffic Safety

Safety  
Safety  
Safety  
Noise  
Safety

## CHAPTER FOUR - COMMUNITY SERVICES

1. Police Services
2. Recreation Services
3. Library Services
4. Social Services
5. Community Events
6. Transit
7. Public Services

Safety  
Open Space  
  
  
  
Circulation  
Circulation

Each chapter is structured in the following way:

**A. Introduction and B. Statutory Requirements of the Chapter**

These sections will introduce the chapter topic and identify the state requirements for content.





**Section Title**

Each section under the General Plan has its own heading and the following information:

**Overview of Existing Conditions**

This describes existing conditions as of the time the General Plan was prepared. Much of the data is based on information collected in 1994.

**Goals, Objectives and Policies**

Goals are overarching statements of purpose. Objectives are measurable goals. Policies are specific statements that require specific action and commitment.

**Implementation Measures**

In order to provide the City continuing guidance on how to enact the General Plan, implementation measures are identified. Some may be implemented immediately, while others may be implemented years after General Plan adoption.

**Appendices**

The Environmental Impact Report, including the mitigation monitoring program is Appendix A of the General Plan. The community outreach and publicity materials are Appendix B.

**Resource List**

A number of documents were used to prepare the General Plan including: "Sierra Madre - Building on Our Heritage", Strategic Plan for Economic Development in Sierra Madre (Economic Development Committee, 1995), San Gabriel Valley Council of Governments Economic Development Strategic Plan - Community Profiles (July 5, 1995), "An Economic Development Strategy for the Central Business District of the City of Sierra Madre, California" (Economic Research Associates - December 1989) and others.

**Monitoring and Updating the General Plan**

A General Plan does not expire and is not required to have a specified time frame pursuant to state law. It is anticipated however, that this General Plan will be in effect for fifteen to twenty years.

The Planning Commission is required to report annually by October 1, to the City Council, the Office of Planning and Research and the Office of Housing and Community Development on the status of the General Plan and the progress that has been made implementing the policies.





The environmental impact report for the General Plan must be evaluated every five years beginning five years from the date of certification, therefore, it would be advisable to conduct a thorough review of the Plan itself at that time and update the Plan if necessary.

The Housing Element must be reviewed and updated every five years according to the planning cycle established by the State.

State law limits the City to four General Plan amendments per year.

## **Community Participation**

This is a summary of information, a more complete description of which is contained in Appendix B regarding community outreach.

### General Plan Steering Committee

In June 1994, Mayor MaryAnn MacGillivray appointed a five-member General Plan Steering Committee (GPSC). Two Planning Commissioners were asked to attend meetings to act as liaisons between the GPSC and the Commission. The GPSC established a regular meeting night with meetings at two week intervals during the duration of the process and at one week intervals during the summer of 1995. The GPSC was staffed by the Director of Development Services. All meeting agendas were posted at City Hall. Meetings were open to the public and a time for community comments was set aside at the beginning and end of the meeting.

### Community Forums

Four community forums were held within the first year of the General Plan preparation process. The first was an introductory informational meeting at which the GPSC presented the state requirements for General Plans, demographic data about the City and a description of the process for preparing the document. The second forum was a workshop on housing in order to identify goals and concerns regarding policies for the Housing Element. The third forum was a review of goals identified by interest groups within the City of Sierra Madre. The final forum was a three-day design workshop intended to identify policies relating to land use.

In the second year of the General Plan preparation, additional meetings were held. An additional meeting regarding housing element policies was held in June 1995. This was sponsored by the local homeowners and residents association. Prior to the final hearing of the Planning Commission, a community workshop was held to explain proposed land use designations and the land use map so that residents and property owners would understand the recommended land use designation for their properties and address the Planning Commission with their concerns.



Meetings with City Committees, Boards, and Commissions

In the fall of 1994, the GPSC attended meetings of all City committees, boards and commissions. The purpose of these meetings was to provide information and to ask for input on goals for the General Plan in the relevant topic area. Members of these bodies were also encouraged to attend the goal setting meeting of January 1995 and the three-day design workshop of May 1995.

Outreach efforts to community and civic groups

Members of the GPSC attended numerous community meetings: Kiwanis (on several occasions), Homeowners and Residents Association, Canyon Residents Association, the League of Women Voters, and others.

In response to a need for further community input, a subcommittee of the General Plan committee was formed to work with canyon area residents to prepare language to address the canyon area. This committee met on numerous occasions between the fall of 1995 and winter of 1996.

Newspaper and newsletter articles

The GPSC was diligent in its efforts to keep the public informed through standard means of communication in the City - the Sierra Madre News and the Wistaria Vine community newsletter. These were vehicles for providing as well as gathering information. Early in the process a survey form was placed in the Wistaria Vine requesting input into the General Plan process.

Regular televised reports to the City Council

Once a month, a summary presentation was made to the City Council by the chairperson of the General Plan Steering Committee. These reports were part of the regular Council meetings and were cablecast on the local cable channel.





## Overview of the City of Sierra Madre

The City of Sierra Madre is one of twenty-nine cities in the San Gabriel Valley region of Los Angeles County. It is located approximately 17 miles northeast of downtown Los Angeles at the base of the San Gabriel mountains. The City is bounded by the cities of Arcadia to the east and south, Pasadena to the west, and the Angeles National Forest to the north.



Sierra Madre is one of the few cities in the region which has fully been able to retain its village quality despite pressures for growth, modernization and diversification. The nearest major transportation corridor to the City is the 210 Freeway which runs east and west a mile south of the city limits. This distance and the fact that the City has been “built out” since the 1940s, has protected Sierra Madre from the pressure of large-scale, commercial, residential and industrial development which occurs along such corridors, thereby ensuring the residents of the City a quiet, small town life.

Prior to its settlement and development in the late 1800s, the land which is now Sierra Madre was part of the Santa Anita Rancho. The land was deeded by the Mexican government to Hugo Reid and sold to Elijah J. “Lucky” Baldwin. In 1871, Nathaniel Carter came to the warm, dry climate of the San Gabriel Valley from Lowell, Massachusetts to recover from consumption. In 1881, he and his family purchased 1,103 acres of land from Lucky Baldwin, John Richardson, and Southern Pacific Railroad, acreage which now comprises the urbanized area of Sierra Madre. An original plan was to develop the land as a health resort, but Carter subdivided the land into twenty and forty acre parcels for sale to other families. The early settlers of the area





were primarily professionals from New England, New York, the Midwest, the South, Northern California, Britain, Norway and Canada.

The first public building to be constructed was a schoolhouse. This was built in 1882 by Carter as an amenity for his new settlement. Church services were also held in the schoolhouse until 1886 when the Episcopal and Congregational churches were erected. A library was built with private funds in 1886. Today, the City Library stands on the same site and similar to the original library is funded in part with private donations.

By 1885, business enterprises were being established in Sierra Madre. Among the early businesses were a cigar factory, apiary, grocery, packing house, lemon curing business, citrus shipping agency, fruit drying business, billiard and pool hall, restaurant, two hotels, shoe store and repair shop, winery, carriage and blacksmith shop, and meat market. Baldwin Avenue and Central Avenue (Sierra Madre Boulevard) were identified as the primary business streets in town as they are today. Sierra Madre was also an entry point into the San Gabriel mountains recreation areas. Lizzie's Trail Inn still stands today at the entry to Mt. Wilson Trail.

One important historic event in Sierra Madre was the development of the water system and the creation of the Sierra Madre Water Company. When Carter purchased 845 acres of land from Baldwin, one half of the rights to the water in Little Santa Anita Canyon were included. Carter in turn sold water rights along with property. Due to the subsequent complications of this water ownership arrangement, the Sierra Madre Water Company was incorporated in 1882. There was a growing demand for water as the area became more and more populated, so the water company with Baldwin's concurrence built a tunnel into the mountain. When a second tunnel was needed, Baldwin refused to participate. He subsequently and unsuccessfully sued the water company when he determined that the tunnels were impacting his own water supply. Baldwin's response to this defeat was to incorporate the City of Arcadia on the south and east, thus limiting the growth potential of Sierra Madre forever.

The creation of a Pacific Electric rail car line with its terminus at Kersting Court led to a population boom in Sierra Madre. This and the need to have more control of the water rights in the City led to the incorporation of Sierra Madre in 1907. The City purchased the water company in 1909 and has maintained the system ever since. The provision of water has been a pivotal issue in Sierra Madre ever since the days of Carter and Baldwin. Maintaining the infrastructure, ensuring adequate water supply particularly in drought years, and managing the budget for the water department have all been challenges over the years and the subject of community controversy and concern.

Another, more whimsical historic event occurred in 1894, when local resident Mrs. William F. Brugman planted a Chinese lavender wistaria vine on her property. In the hundred years since the planting the vine has grown to cover over an acre of land. Public viewing of the vine has been a primary springtime tourist attraction in Sierra Madre since 1916.



There are several other local events which have influenced the Sierra Madre of today. In 1906, the Sierra Madre News was established as a weekly newspaper. The paper still provides the most complete coverage of local news to residents today. The arrival of movie producer D.W. Griffith to town in 1910 was the beginning of a tradition of filming in Sierra Madre. The founding of the Sierra Madre Search and Rescue Team in 1950 has led to over four decades of volunteer emergency service provision in Sierra Madre and many other communities in the southern California region.





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*The City Of Sierra Madre*  
*General Plan*

*CHAPTER ONE*  
*Land Use*





Introduction

The Land Use Chapter of the Sierra Madre General Plan contains seven components: land use designations (state mandated land use element), historic preservation, housing (state mandated housing element), economic development, parking, design, and code enforcement.

Statutory Requirements

Government Code Section 65302(a) requires: A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject of flooding and shall be reviewed annually with respect to such areas.

Government Code Section 65580 and Article 10.6 state the requirements for a housing element. This is the most detailed and specific requirement of a general plan.

Government Code Section 65302(b) requires a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the general plan. The physical elements of transportation and circulation will be covered in this chapter, while the transit programs offered by the City will be addressed in Chapter Four - Community Services.

There are no statutory requirements for historic preservation, economic development, and parking strategies. These are, however important issues in Sierra Madre and will be addressed in the Land Use Chapter.





## **Section One - Land Use Designations**

### **A. Overview of Existing Conditions**

The City of Sierra Madre contains approximately 1,958 acres (3.06 square miles). There are three distinct geographical patterns in the City - the hillside, the canyon and the foothill slope. The hillside area has experienced some development activity although this is largely individual properties rather than multi-home subdivisions. In 1992?, the City adopted a hillside ordinance to closely regulate development of hillside land and the canyons within the hillside which have not been developed. The ordinance precludes grading which impacts the natural terrain, flora and fauna. The Sierra Madre Mountains Conservancy, an organization established for the protection of hillside land, has acquired several acres of property through purchase and donation, further limiting development opportunities in the hillside area.

There is one canyon in the City which has been developed. This is known as "Sierra Madre Canyon" or "The Canyon" by locals. It has its own unique development pattern and architectural style and a more rural lifestyle which has led to a lifestyle that is valued by its residents.

Two thirds of the area within the city limits is on the foothill slope. This is the "developable" area of the City and it is largely developed. Very few parcels are undeveloped although some are "underdeveloped" according to what would be allowed under current zoning densities.

The predominant land use in the City is residential. Ninety-three percent of the land is zoned for residential purposes. Of that, 85 percent is residential low density, one percent is medium density, and seven percent is medium/high density. The higher density housing is located around the downtown area along Baldwin Avenue, Sierra Madre Boulevard and adjacent streets.

There has not historically been an institutional land use designation, however institutional uses utilize the second greatest area of land. This includes six elementary and high schools, seven churches, the Passionist Fathers Retreat House, and City owned facilities. Institutional uses are located in both residential and commercial areas. Most institutional uses are old and well established in the community.

Four percent of the land in the City is devoted to commercial uses. All of the commercial land is in the historic downtown area of Sierra Madre along Sierra Madre Boulevard, Baldwin Avenue, and on adjacent smaller streets. This area is characterized by small "one-of-kind" retail businesses, branch offices of major lending institutions, medical offices, and other personal service businesses. There are also a magazine and newspaper publisher and a recording studio.



There is an old established manufacturing area in the City along Montecito Avenue. This comprises less than one percent of the City's land area. Most of the structures are old warehouse structures, garages and converted houses. Although the occupancies have changed through the years, the light industrial and manufacturing activities are active.

## **B. Urban Form**

Sierra Madre was originally developed in a traditional grid pattern in the foothill slope area and a more organic street pattern in the hillside and canyon areas reflecting the topography of the areas. Recent subdivisions of estate size properties have resulted in the existence of some cul-de-sac streets. The development pattern of Sierra Madre is distinctly different than that of the surrounding jurisdictions. Few of Sierra Madre's local streets are through streets to other jurisdictions. Even Baldwin Avenue, the primary access to the center of the city from the south passes through a small area of the City of Arcadia and then jogs to the east at the 210 freeway. The self-contained physical form of the City contributes to the sense of place experienced by its residents. Further, the architecture of Sierra Madre is eclectic. It is not uncommon to find large houses next to small houses of varying styles throughout the City.

In the language of urban design there are some distinct elements - paths, nodes, centers, districts, and landmarks - which make the City function for its residents.

### Paths

A **path** is a street which provides a means of vehicular and pedestrian movement and interconnects various land uses to others.

Sierra Madre Boulevard and Baldwin Avenue transect the City's urban area and establish the commercial and governmental center of town. Michillinda, Orange Grove, Grandview and Santa Anita are primary paths as they provide access from adjacent jurisdictions into the City.

Mt. Wilson Trail, Bailey Canyon (Trail?), and Santa Anita Canyon Road are important paths linking the urbanized area with the wilderness area.

### Nodes

A **node** is a strategically located focal point which contributes to the functions and activities in the City. Entry nodes are located at the transition points between jurisdictions or districts. Internal nodes are places where activity occurs.

The important entry nodes in the City are at the entries into the City from the south at **Baldwin and Orange Grove**, from the west at **Michillinda and Sierra Madre Boulevard**, and at the eastern entry on **Sierra Madre Boulevard at Sierra Vista Park**. These are points at which people traveling into the City from the outside realize that they have arrived in a new place -





Sierra Madre. Currently there are wooden signs at these locations as well as yellow metal signs which denote the entry node.

There are several internal nodes in the City. Perhaps the most important is at **Kersting Court**. This is a public gathering place at the center of town. The four-way stop at Sierra Madre Boulevard and Baldwin Avenue accentuate the importance of this philosophical center of town. Kersting Court is the location or start or terminus for numerous civic events. The intersection of **Lima and Sierra Madre Boulevard** is another important node as it designates the western entry into the commercial district. **Sturtevant and Woodland** is a significant node in the Sierra Madre Canyon.

### Centers

Centers are specific sites or clusters of sites with specific functions. There are two primary centers in Sierra Madre. **The Civic Center** comprising the City Hall, the Police and Fire Stations, and Memorial Park is an important center in Sierra Madre. The City is a major employer and numerous constituents come to City Hall in both the day and evening hours for assistance and to attend public meetings. Memorial Park is a recreational center with a bandstand, a play area for children, tennis courts, picnic table. It is also the location for the Sierra Madre Senior Citizens Center housed in a multi-purpose structure on the park site. Concerts, festivals, and holiday activities for children in the community are among the numerous activities that take place in Memorial Park.

The other primary center in the City is **Sierra Vista Park**. The City's recreation center is at Sierra Vista Park, including a public pool and a multi-purpose recreation building which houses the City's year round programs for children and adults. In addition, Sierra Vista Park is the location for the City's baseball diamonds and it is equipped with picnic tables.

A secondary center is the **Passionist Fathers Mater Dolorosa Retreat Center**. This is a privately owned and operated facility and it is not located centrally. However, residents of Sierra Madre recognize this as a location for special functions within the City. It is used regularly on weekends for large retreat gatherings. It is also made available to the community for special functions, and once a year, a festival is held on the site which is open to the public.

### Districts

A district is a geographical area in a city which has common distinguishing characteristics. It is distinct from other areas and it is apparent to someone in the district that they are in a distinctive place.

The **Downtown** District is located in the center of the City along Sierra Madre Boulevard and Baldwin Avenue. The district begins just west of Lima and continues east to the east side of Baldwin Avenue. It starts to the south of Mariposa Avenue and north of Suffolk Avenue on the south and continues up Baldwin Avenue to Highland. The Downtown District can be described



as a “village” as it is characterized by one and two-story commercial buildings with small storefronts housing quaint retail stores, unique restaurants, commercial and professional offices, service businesses, institutional and non-profit facilities, and medical facilities. Among the unique structures in downtown are the Sierra Madre Playhouse - an active live-stage theater, the Old City Hall which was vacated by the City in 1977 and has been restored for offices, the former Hotel Shirley restored as offices and residences, and the Sierra Madre Hotel which is now maintained as residences, retail businesses, and offices in a courtyard setting. Many of the structures were built in the early 1900s, although a few newer structures have been added in the place of fire damaged and deteriorating buildings. The pattern of development in the downtown encourages pedestrian activity which brings a liveliness to the street.

**East Montecito Avenue** is the City’s manufacturing and light industrial district. This street is locally historic in that a number of older industrial structures still exist. Some of them are being reused while others are vacant. In recent years, the district has been developed with storage facilities and incubator light industrial, mail order, and small research and development firms have been occupying some of the older structures. There is also a presence of craft related businesses including furniture making, pottery, art studios, a welder, and a seamstress.

The **Medium-High Density Residential Areas** are the Sierra Madre Boulevard corridor to the east and west ends of the commercial district on Sierra Madre Boulevard and the neighborhoods which are clustered around the downtown district, providing a buffer between commercial and low-density residential uses. The streets most identified with medium-high density development are Esperanza, Mariposa from Hermosa to Baldwin, Laurel from Baldwin to Mountain Trail, The housing stock in these areas is a mixture of older apartment buildings from the 1950s through 1970s and newer apartment and condominium buildings from the 1980s and 1990s. Although multi-unit construction slowed down in the late 1980s and early 1990s, there was a steady pattern of development of these structures during that period.

The **Medium Density Residential Areas** are located adjacent to medium high density areas. These are characterized by properties with two or three units on a lot. Some of the notable medium density areas are San Gabriel and Santa Anita Courts in the southeast area of the City, Laurel Avenue and Victoria Lane. In most cases, the units look like single-family houses, but upon closer inspection it can be seen that a second unit exists to the side, rear or on the second floor of the property. The low-density appearance of these properties is important to the maintenance of the character of the neighborhoods.

The **Sierra Madre Canyon Residential Area** is located in a natural canyon in the northeast quadrant of the City. The boundaries of the Canyon extend from Mountain Trail on the west, Sturtevant and Canon on the south and Sturtevant on the east. The Canyon was originally developed in the 1920s for seasonal housing. The lots are small and the original structures were cottages used by out-of-town visitors who came to Sierra Madre for rest, recuperation and recreational purposes. Over time, the cottages have come to be used for permanent year-round housing. Many original structures remain, but due to their age, they are in need of rehabilitation or replacement. At one time, the center of the area known as the lower canyon





was developed with commercial businesses. There was also a community plunge in this location until the 1950s. Today, there is one commercial structure. Others have been converted to year-round residential uses or have been demolished and replaced with residential structures. There is one property which provides overnight accommodations and meeting space for an international nature organization.

The **Low Density Residential** Areas comprise most of Sierra Madre. Due to the City's original rural development pattern, the urbanization of the City has taken and is still taking place over a period of one hundred years. The low-density residential pattern is not consistent from one block to the next throughout the City. Lot sizes vary dramatically as do the structures built on them. The most notable periods of tract home development occurred in the post war era of the 1940s and 50s throughout the City, development in the 1960s and 70s in the northeastern portion of the City at Liliano Drive... and in the development of two subdivisions along Orange Grove, and more recently in the 1980s and 90s with the subdivision of the Jameson Estate in the west central area of town.

**Historic Preservation Districts** also exist in Sierra Madre. These are geographically and/or thematically linked areas which have a common historic background or similar architectural style. Often properties do not have historic merit on their own, but when combined with other properties of the same period or style create a unique and definable place in the City which merits special land use consideration.

#### Landmarks

Landmarks are reference points which help identify an area. They provide functional and visual points of reference and can easily be identified by people as to their location within the City. The following are notable landmarks in Sierra Madre: the **bell tower and pepper trees** at Kersting Court, the **cannon and band shell** in Memorial Park, **St. Rita's Catholic Church**, **Sierra Madre Congregational Church** and the **Old North Church**, **Alverno High School**, the **Wistaria Vine** on Carter Avenue, the **Pinney House** on Lima Street.

### **C. Land Use Issues**

There are several land use issues relating to the existing City form which are identified below to help "set the stage" for the goals of the Land Use Chapter:

1. The urbanized area of the City is nearly completely developed. Very few vacant parcels exist and the number of very low density properties has diminished as they have been converted to subdivision developments.
2. The development pattern of the City is established. Most replacement development will maintain or slightly increase densities.



3. Sierra Madre remains a desirable place to live as property values have remained high even during the economic recession of the early and mid-1990s.
4. Due to its distance from highways and major arterials, there is little to no demand for new commercial and industrial development.
5. Parcel sizes in the downtown area are small and shallow, not permitting development of significant structures and their required parking.
6. Residential neighborhoods are varied throughout the City regarding lot sizes, housing sizes, age and style of structures. There is no one characteristic Sierra Madre neighborhood. However, residents are able to identify structures which "fit" in Sierra Madre versus those which do not.
7. There is a deficiency of recreational open space in the City. In order to create additional open space opportunities, it is likely that the City would have to purchase land at a market rate and develop it.
8. There are a number of historic structures in the City in all land use categories - single- and multiple- family residential, commercial, institutional, and governmental.
9. Other than City Hall and the Recreation Center at Sierra Vista park, there are no other public meeting places in the City.
10. The commercial downtown has a regular pattern of turnover with very few dramatic increases or drops in vacancies.
11. The manufacturing area is in need of revitalization due to aging and obsolete structures and low densities.

**D. Goals, Issue Areas, Objectives and Policies**

The City has established the following goals and policies for land use in the City of Sierra Madre. The implementation measures are contained at the end of the Chapter and are cross referenced at the end of each policy.

Overview of Land Use Policy

The fundamental principle behind the land use policy of the General Plan is to maintain the existing low-density, village character of Sierra Madre in the same urban development pattern that exists today. This provides a central business district of both local serving retail and service needs as well as boutique services and retail stores which attract visitors. This area also contains religious and educational institutions and public buildings. To the east of the downtown is a light manufacturing area which should also be preserved or adapted to





complimentary commercial and residential uses. Surrounding the central business district is a medium-high density residential zone which provides multiple family units - apartments and condominiums - in a moderate price range. The majority of land in the City is devoted to single-family residential development of varying densities. These neighborhoods occur around the periphery of the City boundaries. Parkland and open space should be preserved and expanded when possible. Hillside areas should be preserved either in their natural state or with very low density residential development which is designed to be sensitive to the environmental nature of the foothills. The City should continually recognize the connection from the urban area to the mountain wilderness by way of hillside land.

#### Summary of Land Use Goals

1. Preserve the existing street and block patterns which are currently established throughout the City.
2. Preserve and enhance the diversity in character of residential neighborhoods ensuring that new development is compatible in its design with older established development in stable neighborhoods without attempting to replicate or mass produce a style of development.
3. Achieve a balanced physical environment which provides for housing, business, service, light industrial and manufacturing, recreational, social, cultural and education needs of the residents, thereby maintaining and enhancing their quality of life while recognizing that Sierra Madre is not a self-sufficient city and many needs must be met outside the City borders.
4. Preserve and enhance the pattern of development in the downtown and balance the types of businesses and services to ensure that commercial activity can thrive.
5. Ensure that sufficient recreational open space is available to residents.
6. Preserve the hillside areas in order to protect the environment and mountain views and obtain a balance between developed areas and the hillside wilderness and establish the role of the hillside as an entry point into to wilderness areas.
7. Preserve the Canyon as a predominantly single family community characterized by its rustic environs.
8. Redevelop Montecito Avenue as a vital district containing light manufacturing, commercial and residential uses.



Distribution and Intensity of Land Use Development

1. General - Types and Mix of Land Uses

Objective **L1**: Provide for the continuation of existing patterns of residential housing development.

- Policies:
- L1.1** Designate areas of the City for single-family residences on varying lot sizes and determined appropriate development standards.
  - L1.2** Designate areas of the City for the development of two units per lot and determine appropriate development standards.
  - L1.3** Designate areas of the City for the development of multiple-unit apartment, condominium, and townhouse development and determine appropriate development standards.
  - L1.4** Establish regulations for housing which meets the special needs of senior citizens and the disabled.
  - L1.5** Encourage refurbishment and upgrading of existing housing stock.

Objective **L2**: Provide for the continuation of existing and development of new commercial structures and uses.

- Policies:
- L2.1** Designate an area in the City for commercial development and determine appropriate standards and regulations for new construction.
  - L2.2** Establish regulations and standards which allow for and encourage the development of speciality retail such as bicycle and outdoor stores, toy stores, antique dealers, gift stores, book and video stores, music stores, and stores selling products of local artisans and craftsmen, art galleries, and design furnishings.





**L2.3** Establish regulations and standards which allow for the development of restaurants, bed and breakfasts, and other visitor serving uses.

**L2.4** Establish regulations and standards which encourage the development of service and retail uses which meet the needs of local business people and residents.

**L2.5** Encourage businesses that attract more people to the downtown area in the evening.

**Objective L3:** Provide for new land use development and the expansion of existing uses which is reflective of and complements the overall pattern of development, without changing the character of existing development, infills vacant and very low density parcels, provides clear benefits to the community while reducing impacts to the greatest extent possible.

**Policies:**

**L3.1** Allow for new developments or the expansion of existing developments or uses including integrated or reciprocal projects or projects with a common scheme of development which cumulatively comprise over one acre of land or one or more parcels only when a comprehensive plan (master plan, specific plan, planned unit development or other such mechanism) is reviewed by the Planning Commission and approved by the City Council of the City of Sierra Madre.

**L3.2** Allow for flexibility in development standards for master plans, specific plans, planned unit developments which provide uses which are considered to be of significant importance to the City such as municipal revenue, historical use, socially valued use, etc. when they a) provide an extraordinary benefit to the City such as improved public facilities, community centers, streetscape improvements, park facilities, social services, affordable housing, preservation of historic structures etc.; and, b) they feature an architectural design which compensates for the flexibility and mitigates negative aesthetic impacts of the project along the sidewalk, street, and adjacent properties.



**L3.3** Require that new development mitigates impacts on the City's open space, infrastructure, transit services, and other public needs.

Objective **L4**: Preserve the existing grid street pattern which promotes community life.

Policy: **L4.1** Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.

2. Residential land use designations

**Residential Low Density - Neighborhood Conservation (Map designations RL)**

Objective **L5**: Provide for the retention of Sierra Madre's neighborhoods characterized by single-family dwellings.

Policies: **L5.1** Require that areas characterized by the presence of single-family detached units be restricted to one unit per lot (or one unit and a "granny unit") in areas designated RL.

Objective **L6**: Ensure that the massing and scale of new infill construction, additions and alterations to new structures be consistent with that of the existing block.

Policies: **L6.1** Establish maximum lot coverage and floor area ratios which allow for adequate buffering from neighboring properties, usable private yard area, air circulation and light.

**L6.2** Establish a maximum floor area for ministerial approvals and require that properties which are proposed to exceed that floor area be reviewed as a discretionary project.

**L6.3** Limit new buildings in height to reflect the prevailing height patterns on the street and within the Sierra Madre community.

**L6.4** Require new residential development to be compatible with and complement existing structures including the:





- a. maintenance of front, side, and rear yard setbacks,
- b. use of compatible building materials and forms;
- c. use of landscaping to complement the design of the structure and reflect the Sierra Madre vegetation patterns,
- d. limits on paving in the front yard to the driveway apron of no more than 15 feet in width on a lot 60 feet in width or less and no more than 20 feet in width on lots greater than 60 feet in width.
- e. covered parking
- f. no parking in the front yard.

**Residential - Canyon Area (Map designations RC)**

Objective **L7**: Maintain density of the Canyon

Policies: **L7.1** Require that sites be limited to single-family detached units, no more than one unit per lot, except for sites which are legally developed with multiple units at the time of the adoption of this plan or which were originally built for that purpose.

**L7.2** Discourage the subdivision of large lots or the addition of new units on existing lots.

**L7.3** Establish a maximum dwelling size beyond which the Planning Commission would review plans to ensure that the structure is in keeping with the character of the canyon area.

**L7.4** Provide incentives to rebuild damaged or demolished structures to pre-existing dimensions but in conformance with the building codes for the City. Incentives may include fee reductions, permit streamlining and other similar measures.



**Objective L8:** Preserve the existing rustic atmosphere

**Policies:**

**L8.1** Establish a minimum dwelling size and a lot coverage and floor area ratio which are consistent with the smaller homes in the canyon area.

**L8.2** Allow new construction to provide adequate on-site parking either covered or uncovered, tandem or prime with flexibility in design and development standards such that both parking needs and aesthetic considerations are accommodated.

**L8.3** Allow setbacks to be reduced as appropriate in certain areas of the Canyon as consistent with structures in the immediate area, but with a minimum requirement of three feet.

**L8.4** Establish development standards and minimum lot sizes which result in development with dimensions, quality, and aesthetics consistent with existing developments.

**L8.5** Provide incentives for open porches and discourage the enclosure of porches.

**L8.6** Undertake to develop guidelines which encourage the use of materials which are characteristic to existing development in the canyon area.

**L8.7** Require the conservation of natural elements such as large rocks, and indigenous plants and trees.

**L8.8** Require that new development be designed in a way which preserves the flood channel as a focal point.

**Objective L9:** Retain uses which promote a sense of community

**Policies:**

**L9.1** Allow for the continued use of multiple residential units and retail uses in the area where the city parking lot exists at the junction of Woodland and Brookside.





**L9.2** Allow for the continued use of facilities which allow overnight guest accommodations, group meeting space, and limited commercial activity.

**L9.3** Allow for the development of park and open space areas on a discretionary basis.

**Objective L10:** Arrest deterioration of existing housing stock

Policies: **L10.1** Provide economic assistance for the improvement of physically deteriorated and blighted structures.

**L10.2** Provide a program for educating property owners regarding methods of maintenance and upkeep of their property.

**Objective L11:** Ensure that adequate parking is available for canyon residents

Policies: **L11.1** Require new construction projects to provide on-site parking opportunities.

**L11.2** Continue to evaluate policies for public parking areas to benefit canyon residents.

**Residential Low Density - Hillside (Map designation H)**

**Objective L12:** Facilitate hillside preservation through development standards and guidelines which provide direction and encourage development sensitive to the unique characteristic found in the hillside areas in the city.

Policies: **L12.1** Determine the development density of sites based on a calculation that uses slope as a primary factor, that is, the steeper the slope the more restrictive the density.

**L12.2** Ensure that development in the hillside areas is located in those areas resulting in the least environmental impact.

**L12.3** Require that all access into hillside areas is accomplished for minimum disturbance to of the natural features.



Objective **L13**: Ensure that hazards are minimized in the hillside.

Policies:       **L13.1** Minimize the amount of grading and removal of natural vegetation allowed to prevent creation of land instability or fire hazards.

**L13.2** Require that home sites be planned, developed and designed to:

1.       Eliminate fire hazards;
2.       Prevent exposure to geological and geotechnic hazards;
3.       Provide adequate drainage controls to prevent flooding and landslides;
4.       Prevent any other hazard or threat to the public health, safety, and welfare.

Objective **L14**: Protect the views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policies:       **L14.1** Require the use of natural materials and earth tone colors for all structures to blend with the natural landscape and natural chaparral vegetative growth.

**L14.2** Require that all development be designed to reflect the contours of the existing land form using techniques such as split pads, detaching secondary structures (such as garages), avoiding the use of excessive cantilevers.

**L14.3** Require that significant features of the natural topography be preserved to the maximum extent possible, including swales, canyons, knolls, ridge lines, and rock outcrops.

**L14.4** Require that fencing be designed of fire retardant materials.

**L14.5** Limit the use of irrigation systems in landscaping to comply with water conservation



measures and provide for natural habitat and erosion control.

**L14.6** Require that exterior lighting be directed away from adjacent properties.

**Residential Medium Density (Map designations RM)**

Objective **L15**: Provide for the retention and maintenance of densities in neighborhoods developed with two units, detached or attached, one and two story structures and in transitional areas which are characterized by high traffic patterns and/or a mix of low, medium and medium/high density structures.

Policies:        **L15.1** Allow for one or two units per lot

Objective **L16**: Maintain the massing and scale of the existing block and existing structures on sites.

Policies:        **L16.1** Require that new residential development be compatible with and complement existing structures on the block, including the:

- a.        maintenance of existing front yard setbacks;
- b.        use of compatible building materials, colors, and forms;
- c.        Limitation of front yard paving to the driveway apron no greater than approximately 15 feet in width on a lot 50 feet in width or less and no greater than approximately 20 feet in width on a lot greater than 50 feet in width.

**L16.2** Establish a floor area ratio and maximum lot coverage for single family dwellings on RM lots.

**L16.3** Establish a floor area ratio and maximum lot coverage for two units on RM lots.

**L16.4** Require that second residential structures added to properties with an existing residential structure be compatible in design.





**L16.5** Require that the front elevation of a property developed with two units maintain the appearance of a single family structure.

**L16.6** Require that two-unit structures have design elements which provide visual interest and avoid flat, planar like surfaces, such as balconies, recessed or projecting windows, sloping roofs, landscaped courtyards, etc.

**L16.7** Require that a minimum of approximately 50 percent of the street-facing facade of the building at the graded elevation be designed as occupiable space and entries.

**L16.8** Require that entries occur at the lowest habitable level.

**L16.9** Prohibit subterranean parking.

Objective **L17**: Ensure the safety of individuals in RM neighborhoods

Policies: **L17.1** Require that the primary entrance of a front unit be accessed from and oriented toward the street.

**L17.2** Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

**Residential Medium/High Density (Map designations RH)**

Objective **L18**: Allow for the continued development of multiple family units in areas which are characterized by multiple family structures.

Policies: **L18.1** Allow for densities of approximately 13 units per acre.

**L18.2** Allow for greater densities on properties which are designed for congregate care or senior units.

Objective **L19**: Ensure that new development is compatible in scale and character with existing development.



Policies:

**L19.1** Require that new residential development be compatible with and complement existing structures on the block, including the:

- a. maintenance of existing front yard setbacks.
- b. use of compatible building materials, colors, and forms.
- c. Limitation of front yard paving to the driveway apron no greater than approximately 15 feet in width on a lot 50 feet in width or less and no greater than approximately 20 feet in width on a lot greater than 50 feet in width.

**L19.2** Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.

**L19.3** Require that buildings be oriented to face the street, avoiding views from the street of parking garages and alleys.

**L19.4** Require that buildings include useable common open space in addition to private patios and balconies.

**L19.5** Encourage the retention of existing mature, specimen trees.

**L19.6** Require that a minimum of 50 percent of the street-facing facade of the building at the graded elevation be designed as occupiable space and entries.

**L19.7** Encourage multi-unit residential structures incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and "box-like" appearances. These may include the use of courtyards, balconies, offset planes, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.

Objective **L20**: Ensure the safety of individuals in RH neighborhoods





Policies:        **L20.1** Require that the primary entrance of a front unit be accessed from and oriented toward the street.

**L20.2** Require that perimeter fencing and landscaping be kept low for visual clearance to the street.

3.        Combined Uses Designations

**Residential High Density - Entrepreneur (Map designation RE)**

Objective **L21**: Provide an opportunity for small entrepreneurial businesses, service and professional offices in addition to residential uses near the downtown area where transit opportunities exist and where a mix of uses already exists.

Policies:        **L21.1** Allow for residential densities of up to 13 units per acre and limited offices and entrepreneurial businesses, where the total site density does not exceed a floor area ratio of 1:1.

**L21.2** Establish zoning districts which contain classifications of permitted and conditionally permitted uses allowed on a block by block basis.

**L21.3** Prohibit business uses which would generate traffic substantially greater than residential uses would generate.

**L21.4** Prohibit the demolition and replacement of residential structures with development which contains commercial uses only.

**L21.5** Require Planning Commission review (appealable to the City Council) when a change of use occurs from residential to business and office uses.

**L21.6** Provide incentives for preserving existing homes in the areas designated RE such as "as of right" office use when combined with residential use, shared parking, etc.

**L21.7** Provide incentives for locating professional office uses in areas appropriate for such uses so that these uses are limited in prime commercial storefronts.



Objective **L22**: Ensure that new development is compatible in scale and character with existing development.

- Policies:
- L22.1** Require that new development be compatible with and complement existing structures on the block, including the:
    - a. maintenance of existing front yard setbacks.
    - b. use of compatible building materials, colors, and forms.
    - c. Limitation of front yard paving to the driveway apron no greater than approximately 15 feet in width on a lot 50 feet in width or less and no greater than approximately 20 feet in width on a lot greater than 50 feet in width.
  - L22.2** Require that building siting maximize the privacy of residents through placement of windows, balconies, landscaping, and design of outdoor spaces.
  - L22.3** Require that buildings be oriented to face the street, avoiding views from the street of parking garages and alleys.
  - L22.4** Require that buildings include useable common open space in addition to private patios and balconies.
  - L22.5** Encourage the retention of existing mature, specimen trees.
  - L22.6** Require that a minimum of 50 percent of the street-facing facade of the building at the graded elevation be designed as occupiable space and entries.
  - L22.7** Encourage multi-unit residential structures incorporate architectural design details and elements which provide visual character and interest, avoiding flat planar walls and “box-like” appearances. These may include the use of courtyards, balconies, offset planes, deeply recessed or projecting windows, sloping roofs, and extensively landscaped yards.



Objective **L23**: Ensure that new development is designed to be compatible with the existing residential appearance in order to maintain the City's village setting.

Policies:       **L23.1** Require that new development be designed to match existing residential appearance.

Objective **L24**: Preserve the residential feel of east and west Sierra Madre Boulevard and South Baldwin.

Policies:       **L24.1** Allow for existing structures to be converted to limited office and business use, but require that any new development (construction) include residential uses or both residential and limited business uses.

**L24.2** Require that the construction of any new primary structures on a property designated RE be reviewed by the Planning Commission.

**Commercial (Map designation C)**

Objective **L25**: Provide for infill development in the downtown area to create a uniform and consistent pattern of development.

Policies:       **L25.1** Permit a maximum building area, excluding parking , expressed as the ratio of building area to lot size (floor area ratio), of 1.5 and height of 30 feet.

**L25.2** Require that new commercial development have a front setback consistent with existing adjacent setbacks to allow for outdoor dining and sales uses, landscaping, and/or decorative paving.

Objective **L26**: Provide for the upgrading and recycling of existing structures.

Policies:       **L26.1** Allow for the reconstruction of existing non-conforming structures which must be replaced due to deterioration or hazard (fire and earthquake).

Objective **L27**: Ensure that the commercial area be designed to enhance pedestrian activity, preserve historic patterns of development and foster community values.





Policies:

**L27.1** Require that the ground floor elevation of a commercial space (storefront or professional) facing the sidewalk must be visibly and physically penetrable placing windows and doorways at the street elevation.

**L27.2** Encourage professional and personal service businesses and other non-retail uses to locate on second floors or to the rear of commercial properties allowing for retail uses along the street frontage.

**L27.3** Encourage the use of awnings, overhangs, porticoes, trellises, and other design elements which provide protection to pedestrians.

**L27.4** Encourage the use of architectural design elements such as showcase windows, cornices, and columns to provide interest along the sidewalk.

**L27.5** Require that front elevations be designed to mimic small individual storefronts even if one tenant intends to use the space. This may be accomplished using vertical design elements to break up the facade.

**L27.6** Encourage the use of traditional building materials such as tile, textured concrete, color tinted concrete, decorative masonry (brick, slump stone, river rock), wood siding, and stucco.

**L27.7** Encourage the development of outdoor spaces for dining, flower stalls, kiosks, etc.

**L27.8** Require that landscaping be designed with form and function in mind - that the plant materials be low maintenance as well as attractive.

**L27.9** Require signage to be designed as part of the overall architectural design theme through the use of similar materials and colors, as well as proportionate size and location.

Objective **L28**: Establish greater linkage between off-street parking areas and commercial uses.



– Policies: **L28.1** Provide incentives for the enhancement of rear entrances to existing businesses.

**L28.2** Require that new construction adjacent to a parking area be designed to have access from the parking area as well as the street.

Objective **L29**: Provide for a mix of uses which accomplishes a healthy balance of local services and visitor attraction while maximizing the City's revenues from property and sales taxes.

Policies: **L29.1** Limit institutional uses in the commercial business district.

**L29.2** Accommodate a diversity of commercial uses intended to meet the needs of local residents, including retail, offices, food sales and service, general merchandise apparel and accessories, dry goods, home improvement, gardening, financial services, personal services, entertainment and cultural uses.

**L29.3** Accommodate commercial uses intended to attract visitors such as gift shops, specialty shops, antiques, retail sales and rental of outdoor and recreational equipment, art galleries, sales of local art and crafts.

**L29.4** Allow for residential uses at the rear and above the first floor on commercial properties.

Objective **L30**: Create unique development opportunities on sites which can accommodate greater square footage due to either the obsolescence of the existing structure or a large parcel size.

Policies: **L30.1** Permit an increase of floor area ratio to 2.0 and additional height of 10 feet for the redevelopment of sites which bring a new desirable use and possibly, opportunities for revenue enhancement to the City.

#### **Artisan Mixed Use (Map designation AMU)**

Objective **L31**: Intensify the use of Montecito Avenue as a district which would have market appeal to local residents as well as visitors to the City where





— artisans can work and live, where craft related manufacturing can take place, and where affordable residential opportunities are created.

Policies:        **L31.1** Adopt a redevelopment and/or specific plan for Montecito Avenue containing an inventory of parcels, structures, and property ownership and a strategy for new or improved parking opportunities and Agency participation in new construction and adaptive reuse projects.

**L31.2** Promote the redevelopment and/or specific plan to local and regional developers and real estate brokers.

**L31.3** Provide financial incentives, such as low interest or deferred payment loans, land write-downs, administrative assistance to developers of projects meeting the goals contained in the General Plan.

Objective **L32:** Allow for complimentary commercial uses, residential uses, and artisan related manufacturing uses on Montecito Avenue in the historically industrial area.

Policies:        **L32.1** Create standards for reuse of existing manufacturing properties to accommodate different land uses.

**L32.2** Accommodate light manufacturing uses which are supportive to design furnishings and other design related industries, provided that they are compatible with adjacent uses and yield no unacceptable impacts to noise, air quality, water quality and traffic.

**L32.3** Accommodate a full diversity of craft related businesses including but not limited to furniture making, pottery, and art studios.

**L32.4** Accommodate a full diversity of entertainment and specialty stores including, bookstores, galleries, boutiques, performance art venues, cafes and breweries.

**L32.5** Accommodate professional offices.



**L32.6** Accommodate live/work space by providing opportunities for artists to have studios in concert with residential units.

**L32.7** Accommodate housing units on the second level or higher, or to the rear of buildings provided that the residential and commercial spaces are fully separated (except for artist's lofts), and the impacts of noise, odor, and other adverse characteristics of commercial activity can be adequately mitigated, and a healthy, safe, and well designed environment is achieved for the residential unit(s).

**L32.8** Provide incentives for the consolidation of lots for developments which meet goals for the reuse of certain properties.

**L32.9** Add street trees to make the area less industrial and more attractive.

**L32.10** Allow buildings to utilize outdoor display space closer to the street to show wares.

**Objective L33:** Provide for infill development in the manufacturing area to create a uniform and consistent pattern of development.

**Policies:**

**L33.1** Unless specified otherwise pursuant to a redevelopment plan, permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of approximately 1.0 and height of approximately 20 feet for structures designed for the intended use of light manufacturing.

**L33.2** Permit a maximum building area, excluding parking, expressed as the ratio of building area to lot size (floor area ratio), of approximately 1.5 and height of approximately 30 feet for structures designed for general commercial use.

**Objective L34:** Create unique development opportunities on sites which can accommodate greater square footage due to either the obsolescence of the existing structure or a large parcel size.



Policies: **L34.1** Unless specified otherwise pursuant to a redevelopment plan, permit an increase of floor area ratio to 1.5 and additional height of 10 feet for the redevelopment of sites which include a combination of creative arts - fine arts, crafts, furniture and other desired uses.

Objective **L35**: Protect existing and create new affordable housing for Sierra Madre residents according to the need established in the City's housing element.

Policies: **L35.1** Direct housing rehabilitation funds towards existing housing in this area.

**L35.2** Give priority to sites within the AMU district for the creation of new affordable housing opportunities.

#### 4. Institutional Land Uses

##### **Institutional (Map designation I)**

Objective **L36**: Provide for the development of private institutional uses in areas where institutional uses currently exist and ensure that they are compatible with and complement adjacent land uses.

Policies: **L36.1** Require that private institutional uses are compatible with adjacent land uses, in the following ways:

- a. Building, siting, massing, and scale shall be consistent with adjacent uses;
- b. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;
- c. Landscaping should be incorporated with the building's design and reflect the overall visual character of the district which surrounds it.
- d. Building and sites shall be designed to enhance the pedestrian character of the City, by opening directly onto sidewalks, providing walkways,





other pedestrian linkages, and other amenities and incorporating public open activity spaces.

**L36.2** Allow for the expansion of existing institutional sites, including height and density beyond that allowed in adjacent commercial and residential areas, provided that a comprehensive master plan is approved by the City which demonstrates that the project:

- a. Contains activities and functions which will be a significant asset for the City.
- b. Adequately mitigates all impacts attributable to the increase in floor area ratio and height.
- c. Conveys the village theme in its siting of structures, massing, scale, use of open space and architectural character.
- d. Preserves historic structures to the maximum extent possible.
- e. Provides additional benefits to the community above those which can be exacted to account for the developments direct impacts. Such benefits would include making available parking to the public when not needed for the use, dedication of on-site recreational space or parkland, facilities for public meetings, day care available to the public, contribution to park site acquisition, offsets impacts to historic structures with monetary contribution to a preservation fund.

**L36.3** Allow for the re-use of existing institutional properties as appropriate for the following:

- a. Relocation of a large institution.
- b. Retreat center, healing spa or other such uses operated by religious, non-profit or health organizations.



- c. Housing for institutional uses such as dormitories.
- d. Parkland, open space, and public recreation facilities.
- e. School.

**L36.4** Allow for the re-use of large institutional properties (over 20 acres), recognizing that such parcels in urban areas are unique and shall be considered eligible for future conversion to other uses including, but not limited to, public recreational facilities and low density housing, subject to appropriate regulatory and zoning processes.

**Municipal Government (Map designation G)**

Objective **L37**: Provide for the development of public institutional uses such as civic buildings, educational facilities, libraries, etc., in locations where these uses already exist and ensure that they are compatible with and complement adjacent land uses.

Policies:      **L37.1** Allow for the development of a governmental agency or services building (administrative, police, fire) in areas designated for public use and easily accessible to residents and other users.

**L37.2** Retain all school sites that are needed to meet future educational needs and determine the appropriate use of surplus school property in context of the city's open space and recreation needs.

**L37.3** Allow for the development of resident-serving public cultural facilities, such as libraries, museums etc. in areas designated for public use.

6.      Open Space Uses

**Open Space (Map designation OS)**

Objective **L38**: Preserve improved recreational open space areas for the enjoyment of residents and visitors to Sierra Madre.





Policies:

**L38.1** Allow for the installation and maintenance of recreational equipment such as ball fields, fire rings, bridges, nature trails, picnic tables, and other equipment in existing park areas.

**L38.2** Encourage the use of open space areas for the purposes of educating individuals and groups about the local environment. This may include informational gatherings, information kiosks, and other methods of public outreach.

Objective **L39**: Preserve unimproved open space areas for ecological and environmental purposes.

Policies:

**L39.1** Support the purchase of hillside property by the Sierra Madre Mountains Conservancy.

**L39.2** Require adequate environmental analysis prior to the installation of any improvements for any purpose on existing unimproved hillside land.



## **Section Two –Historic Preservation**

### **A. Overview of Existing Conditions**

Prior to the arrival of the first Europeans in the 16th century, the Los Angeles Basin was occupied by two major Native Californian cultures: the Gabrielino and Chumash. A records search indicates that no historic archeological sites have been identified in the City to date. The more recent history of Sierra Madre dates to the 1880s when the area was first settled by eastern and midwestern families who moved to the Los Angeles basin and purchased land from Nathaniel Carter.

Due to the incorporation of Arcadia and Pasadena to the east, south and west, the growth of Sierra Madre has been limited to three square miles. The development pattern was established early with the commercial area being located in the south central portion of the City and the residential neighborhoods around the outside of the core. Sierra Madre has remained a “small town” due to its size and development pattern. This is a quality that is cherished by the Sierra Madre community. The preservation of many original structures has led to a strong sense of place.

The Sierra Madre Historical Society as well as the Cultural Heritage Commission have strived to maintain the City’s historical records and work with property owners to preserve historic landmarks within the City. In 1988, the City adopted a preservation ordinance which formalized the process for designating historic properties and reviewing requests for alterations and demolitions of those properties.

Although a formal survey of historic properties according to the guidelines of the State of California has not yet been conducted, 73 properties have been designated as historic landmarks by the City of Sierra Madre.

The Cultural Heritage Commission intends to become a Certified Local Government under the State Office of Historic Preservation. This would enable the City to obtain funding from the State for training and education.

### **B. Classifications of Historic Properties**

The following criteria may be used to identify historic resources:

Historic. It was the site of or is associated with local, state, or national cultural, social, economic, political, or natural history, events and/or persons significant to the history of Sierra Madre, or, it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.



Historic Districts. It contributes to the significance of an historic area, being a geographically definable area or thematically related grouping of historic, architectural or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

Architectural. It is representative of the work or is one of a few remaining examples of a notable builder, designer, or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

Scenic. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Sierra Madre.

### **C. Preservation Issues**

There are several issues which help to identify the importance of historic preservation in Sierra Madre.

1. The preservation of historic structures act to revitalize and stabilize residential neighborhoods thus leading to improved maintenance and increased property values.
2. The Sierra Madre community will realize a greater civic and neighborhood pride and a sense of identity as it gains a greater understanding and appreciation of the City's historic past.
3. The presence of individual historic landmarks as well as historic districts attract visitors to the City thereby stimulating business and industry.
4. Cultural and historic resources can be linked to cultural and recreational activities of the community, such as the use of the Richardson House and Lizzie's Trail Inn at the head of Mt. Wilson Trail and the viewing of the historic Wistaria Vine each March.
5. The reuse of existing structures helps to conserve building materials and energy resources and helps to reduce construction waste which occurs when structures are demolished.

### **D. Goals, Issue Areas, Objectives and Policies**

With the adoption of a preservation ordinance in 1988, the City established historic preservation as a goal in the City of Sierra Madre. Goals and policies of the preservation program are included in this section. The implementation measures are contained at the end of the Chapter.





Overview of Historic Preservation Policy

Historic preservation is desirable in Sierra Madre to ensure the City's unique sense of place. Preservation will be used as a tool for the stabilization of neighborhoods. The City will strive to educate property owners about the benefits of preserving historic structures.

Summary of Historic Preservation Goals

1. Complete and utilize a comprehensive survey of Sierra Madre's significant historic resources according to the four criteria identified above.
2. Complete the installation of designated landmark plaques.
3. Obtain Certified Local Government status from the State Office of Historic Preservation.
4. Remove constraints on the use of historic structures by allowing for adaptive reuse of historic properties, waiving development standards, and through other appropriate means.
5. Fund staff support for the preservation program.
6. Develop public information materials and programs such as brochures and tours regarding local resources.
7. Develop an information base of preservation techniques and economic incentives for the benefit of historic property owners.
8. Maintain a historic preservation ordinance which has as its purpose the voluntary participation of property owners in the preservation of historic resources.

Objectives and Policies

Objective **L40**: Identify and encourage the preservation of significant architectural and historical resources.

Policies:       **L40.1** Complete a historic resources survey to identify potential historic resources.

**L40.2** Compile and maintain an inventory (historic register) of those architectural and historical resources within the City which are identified as significant.



**L40.3** Establish special zones or districts characterized by the presence of architectural or historical structures.

**L40.4** Develop guidelines for rehabilitation and new construction, demolition control, and regulation of uses in designated structures.

**L40.5** Ensure that if and when landmarks are renovated by the property owner, that they are done so according to guidelines which accomplish the following:

- a. Preservation of the distinguishing features or character of the property and its environment;
- b. Compatible uses which allow for the maximum appreciation of the resource;
- c. Renovations which complement the neighborhood or historic context within which the resource exists.

**L40.6** Require that new construction within historic districts be compatible with the distinguishing features of the district.

Objective **L41**: Provide incentives to achieve long-term preservation of significant architectural and historical landmarks and districts.

Policies: **L41.1** Encourage property owners to submit applications to qualify appropriate properties and building on the National Register of Historic Places and/or the State Register.

**L41.2** Consider the relaxation of current building and zoning codes, as necessary, to preserve significant structures, while ensuring that basic health and safety goals are met.

**L41.3** Support tax incentives, protective covenants, preservation easements, code modifications, and other methods deemed mutually agreeable by the City and the property owner which will help to preserve historic resources.





**L41.4** Allow for adaptive re-use of significant architectural and historical structures provided that the use is compatible with the neighborhood in which it is located and with the approval of the Planning Commission.

**L41.5** At such time any loans or grants are made available through public or private agencies for the purpose of renovating landmarks, assist in obtaining the grant or loan on behalf of the property owner.

Objective **L42**: Promote community awareness and education concerning the unique and special historical and architectural history of Sierra Madre.

Policies: **L42.1** Make information available to property owners who are interested in research, rehabilitation, and maintenance of their significant resource.

**L42.2** Promote preservation through the development of brochures, tours and other public information tools.



## **Section Three - Housing**

### **A. Introduction**

This Housing Element is a section of the Land Use Chapter of the Sierra Madre General Plan and is one of seven required elements of the Plan. It contains a comprehensive list of information regarding housing needs and the existing housing stock in Sierra Madre. Further, it describes local constraints on housing, housing programs which will be implemented and quantified objectives for the 1989-1996 planning period. The following excerpt from the California Government Code, Section 65580-65589 explains the state mandate for this document:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies and quantified objectives and scheduled programs for the preservation, improvement, and development of housing, including rental housing, factory-built and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The State of California has a comprehensive housing plan. Local governments are required to assist in the implementation of the plan through the preparation of a housing element that is consistent with state goals and mandates.

#### **1. Public Participation**

Residents of Sierra Madre take a great deal of interest in the residential growth of the community. Residential development constitutes ninety percent of the land use in Sierra Madre. The development pattern in the City was established decades ago as evidenced by one of the oldest housing stocks in the region. Considerable effort was made to involve the community in the development of this plan.

Housing was highlighted in the introductory community forum that took place in the City on July 25, 1994. A special community forum on the Housing Element took place on September 12, 1994, to provide information regarding the City's obligations, but primarily to get feedback from the community on policy options.

The General Plan Steering Committee identified various segments of the population which were representative of the diverse economic segments of the community. These included seniors, the disabled, city employees, volunteer firefighters, students, children of homeowners, and single-parent households. Therefore, it was important to identify methods of outreach to the general and targeted populations. Fortunately, there is a local newspaper in the City which reaches many households. In addition, information was placed on the cable channel, a letter from the



mayor inviting participation was distributed to the seniors at their lunch. The most widespread notification was a notification that went to all households in the City in two ways - one included in the fall recreation brochure and a second in the quarterly City newsletter. Approximately forty residents attended the meeting in addition to five steering committee members and four council members. Another housing meeting was held in June 1995 to discuss a proposed housing policy to legalize unlawful rentals. The policy was subsequently removed based on community concerns.

## **B. Review of Previous Element**

Section 65588(b) states that an analysis of the objectives and results of the previous housing element, and, implications of these in the new element "should be included in the updated housing element." In so doing, the City should examine 1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, and 2) the progress of the city in implementation of the housing element.

### **1. This section is an evaluation of the 1973 Sierra Madre Housing Element.**

Nine goals were listed:

#### **1. Maintain the small, friendly, residential character of Sierra Madre, with a variety of income levels.**

Since 1973, the total number of housing units has increased but the population has not. The variety of income levels still exists in the City. The median income was higher in the City in 1990 than the County, however thirty-six percent of 1989 Sierra Madre households fell below the County median.

#### **2. Limit the population to no more than 15,000.**

The influence of demographics has been more influential in Sierra Madre than any attempt to limit growth. The total number of housing units has increased while the population has remained virtually unchanged. The increasing number of senior and other non-family households has had an impact in this regard.

#### **3. Maintain single-family character of the City.**

The land use pattern has not changed at all in the twenty years since the 1973 element was written.

#### **4. Certain public services should be provided in residential areas including: underground utilities, "subdued" street lighting, parkway planting, a "minimum" of pavement, and sidewalks on "select system" streets.**





Although the City continues to recognize the values associated with the undergrounding of utilities, no work has been completed on this issue due to limited financial resources.

The City contacted Southern California Edison in 1994 and requested a complete review of the street lighting system. Edison will be looking at both residential and commercial areas and will evaluate the need for increased and/or reduced lighting for the respective areas.

In order to preserve and increase the amount of trees and landscaping within the City, the City Council created a Tree Preservation Commission. The Commission's primary "charge" is to protect the quality and beauty of our urban forest.

**5. Create additional vest pocket parks in the City.**

No additional parks have been created in the City of any size. Park land was removed in order to accommodate the new City Hall building. Adjacent residential neighbors of suggested pocket parks have been opposed and no vest pocket parks have been approved.

**6. Rezone some of the R-3 to R-1.**

The General Plan map reflected this desire. However, the zoning map was never amended to be consistent with the General Plan goal. Ironically, this inconsistency between the Housing Element and the zoning ordinance have led to the construction of moderate income housing that might not have been built if the zoning ordinance had been made consistent.

**7. R-3 development needed to improve the city's financial position should occur on less land than is currently zoned R-3.**

See above.

**8. R-3 construction should be high quality, imaginative, sophisticated, and should improve the tax base. The following measures are recommended alone or in combination to ensure this goal: rewrite zoning and building ordinances to ensure high quality, use conditional use permit process, consider a precise plan ordinance, create an architectural control committee.**

The zoning ordinance contains a density bonus provision for high-quality, multi-unit housing. A conditional use permit is required for all multi-unit developments.



- 9. Protect hillside areas to limit cut and fill to needed roads, build to fit the contours of the land, build in clusters rather than one house per lot.**

A Hillside Ordinance was adopted which requires extensive planning and environmental information prior to the City making a decision and specifies development standards to ensure sensitivity to the terrain.

In addition to these nine goals, the 1973 element identifies rehabilitation as a goal. A site survey revealed that 329 units were in need of repair. Demolition and replacement of these units, and the use of Community Development Block Grant funds have been used to address the issue of rehabilitation.

**2. Community Development Block Grants.**

Beginning in 1987 and until 1994, Sierra Madre used Community Development Block Grant funds to assist with housing rehabilitation. During the first two years, 1987-88 (the 12th and 13th of the CDBG program), \$100,004 was spent on upgrading 16 homes. In 1988-89, \$47,704 was spent on 7 homes and in 1989-90, \$70,902 was spent on 12 homes. In 1990-91, \$58,118 was used on the rehabilitation of 9 homes. Nine homes were also the benefit of CDBG funds in 1991-92, receiving a combined total of \$55,487. In 1993, the City assisted in the rehabilitation of 11 homes at a cost of approximately \$46,000. (All figures include consultant fees). On the average, \$6,000 was allocated for each home (contingent upon available funds) - an amount higher than in many communities.

Sierra Madre has made the rehabilitation of homes under the auspices of this program its housing priority. Many of the housing units in the city have been improved in the last 20 years but the age of the stock and the City's commitment to historic preservation suggests that rehabilitation will be an on-going need.

**3. New Construction 1989 - 1994**

During the planning period for this housing element, some residential construction has taken place despite constraints and inadequacies in the City's requirements.



The following table lists net new single- and multiple-family units constructed:

Year	Single-Family	Multiple-Family	
1989	24	0	
1990	2	6	
1991	-1	0	
1992	8	0	
1993	0	0	
1994			
TOTAL	33	6	39

Table L-1

RHNA requirements    86 (upper)    30 (mod)    32 (low)    26 (very low)

Remaining units    53 upper    24 moderate    32 low    26 very low

It is assumed that the single-family houses are above market rate and that the multiple-family are moderate or above-market rate.

There were no subsidized low- and very-low-income projects between 1989 and 1994.

#### 4. Relationship between 1973 and 1996 Housing element

In 1994, residents of Sierra Madre brought to the attention of the City the need to have a Housing Element which complied with State Housing law. The mayor appointed a committee to oversee this task. In addition, the City's first ever Director of Development Services (including planning) was hired to provide professional assistance with this project. It was discovered that not only was the Housing Element out of compliance, but the 1973 General Plan was internally inconsistent. Also, it had never been implemented fully with amendments to the zoning map and adoption of implementing ordinances.

The City did not adopt a Housing Element in 1989. Therefore, until now, the City has not addressed the necessary implementation measures to encourage the development of housing to provide for the City's share of the regional housing need as defined by the 1988 Regional Housing Needs Assessment prepared by the Southern California Association of Governments (SCAG).





The Sierra Madre community recognizes the need to adequately plan for future housing demand and to be involved in regional policy regarding housing. The community is aware of local residents who have special needs that could be accommodated with the implementation of this element. Local community groups are becoming educated about local environmental constraints which affect the City's ability to grow. In addition, the City is keeping apprised of regional policy development by participating in the development of a regional plan.

During the coming year, in the period that revised housing numbers are being developed, the City will become more involved in the dialog with other cities and the regional agencies about the allocation of housing need. The Growth Management chapter of the Regional Plan indicates a continuing population and housing growth through the year 2015 in the San Gabriel Valley. The City of Sierra Madre will be examining carefully growth opportunities and constraints to assist in determining the City's allocation in the next planning period. A revised Housing Element will be prepared at that time.

### **C. Housing Needs Assessment**

Section 65583(a)(2) of the Housing Element Law states that the housing element must contain an "analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition."

#### **1. Population Characteristics**

Census figures for 1970 list the population of Sierra Madre as 12,140. In 1980, the population went down by 11 percent to 10,837. The City's population, according to the 1990 census is 10,762, an almost inconsequential ( $< -1\%$ ) change over the past decade. The 1994 Department of Finance summary of population and housing estimates lists the number 10,947 as the predicted population for the City in 1994, again an inconsequential ( $+ 2\%$ ) change. This is uncharacteristic of the San Gabriel Valley where the population has increased by 12 percent from 1980 and 1990 and by 14 percent between 1980 and 1993. Los Angeles County experienced a 21.7 percent increase in population from 1970 to 1988, a figure even lower than other Southern California counties. Several factors contribute to the difference in Sierra Madre.

Age and lifestyle of residents. There is a smaller percentage of youth (under 18 years of age) and a greater percentage of senior citizens (65 and over) except in Arcadia, in Sierra Madre than its neighboring cities, the City and County of Los Angeles, and the State of California. The median age is also higher and the persons per household is lower.



	Sierra Madre	Arcadia	Pasadena	Los Angeles City	Los Angeles County	State of California
Age 0-17 (%)	19	21.6	22	25	26.2	26
Age 18-64 (%)	65	62	64.7	65	64	63
Age 65+ (%)	15	16.1	13.2	10	9.7	10.5
Median Age	38.2	39	32.7	30.7	30.7	31.5
Persons per Household	2.3	2.6	2.5	2.8	2.9	2.8

Table L-2

The age characteristics of Sierra Madre point to a need to address the senior population. Another notable aspect of this analysis is tenure. According to the Census Bureau, (American Housing Brief, 1992, "Housing Profile: Los Angeles-Long Beach, California"), there has been a rise in the total number of elderly homeowners in this area, but no percentage change in the number of elderly renters. The home ownership rate among the elderly increased from 60 percent in 1985 to 65 percent in 1989.

Table L-2 above also illustrates that the number of persons per household in Sierra Madre is less than in the other jurisdictions listed. In Sierra Madre, 66 percent of the population lives in households of only one or two persons. Thirty-nine percent of the households in the City are "non-family" households. This indicates that age and changes in family make-up (e.g. couples with fewer or no children) are leading to smaller sized households. Therefore, while the number of housing units has increased in the past twenty years, the population has gone down. By providing housing alternatives for non-family households, more of the existing housing stock could become available for families.

Goal H3 in Section 6 of this document is to "Develop supply and demand side programs to ensure housing affordability and availability for all income levels giving special consideration to housing for senior citizens, the disabled, single parents and first time home buyers" Policy H3.1 addresses a series of programs targeted toward seniors and the disabled. Among these are density bonus provisions for senior units, parking requirement reductions, and a second unit ordinance which is currently part of the Sierra Madre Municipal Code. With the exception of the existing second unit ordinance, it is unlikely that these programs will be in place during this planning period. However, it is hoped that two units would be developed under the density bonus ordinance within a year of its adoption and that four second units would be granted per year.



## **2. Income characteristics**

In 1990, the median household income in Sierra Madre was \$46,502. This was above the county median of \$34,965. However, as shown in the table L-3, the dispersion of incomes within the population is great. A little over five percent of the population was living below the poverty level in 1989. Of these, 16 percent were over the age of 65, 55 percent were 18-64 and 29 percent were under the age of 17.

Although approximately 2,452 (53%) of the households are of a moderate (120% of county median - \$41,958) or above, there are similarly 2177 (47%) of the households which fall below that level.

## **3. Employment Trends**

A majority of the residents of Sierra Madre now, as they have in the past, work in other parts of metropolitan Los Angeles. A mixed-use commercial and manufacturing area within the city of only 38.80 acres guarantees this. Employment opportunities have increased though. The number of job sites and employees working increased over a 10 year period from 1976 to 1986, according to a study prepared for the city by Economics Research Associates. The number of job sites increased 83% from 126 to 231 while the number of employees working at those sites increased 56% from 1257 to 1959. ERA has been very specific about what kind of growth can also be expected in the future:

1. It is unlikely that major retail chains requiring modules of 30,000 square feet or more will locate in Sierra Madre. Most such firms look for the synergy of other large-scale activity generators.
2. The City should not expect additional financial services offices (banks and savings and loans) in the near future, given the consolidation of the industry which continues.
3. As auto fuel sales and auto repair activities also consolidate, there are fewer expected new site openings, and those are occurring at regional concentration locations.
4. Eating and drinking places, especially dinner house restaurants, are under-represented in Sierra Madre, given both the purchasing power of the residents and the rising patronage of restaurants in all of urban Southern California.
5. There appears to be opportunity for additional localized neighborhood and community scale specialty shops (not "boutiques").

Source: "An Economic Development Strategy For The Central Business District Of The City Of Sierra Madre, California" Prepared by Economics Research Associates, December 1989







This would seem to indicate that employment opportunities within the city remain limited. Surrounding communities such as Arcadia and Pasadena may show more potential for employment growth because of their economic bases and stimulate more associated regional housing demand. While Sierra Madre had per capita taxable retail sales of \$907 in 1988, Arcadia had \$7,658 and Pasadena's was at \$8,571. (Source: ERA report).

Household Income in 1989	
Less than \$5,000	123
\$5,000 to \$9,999	232
\$10,000 to \$12,499	128
\$12,500 to \$14,999	128
\$15,000 to \$17,499	148
\$17,500 to \$19,999	113
\$20,000 to \$22,499	179
\$22,500 to \$24,999	99
\$25,000 to \$27,499	178
\$27,500 to \$29,999	122
\$30,000 to \$32,499	151
\$32,500 to \$34,999	96
\$35,000 to \$37,499	142
\$37,500 to \$39,999	103
\$40,000 to \$42,499	175
\$42,500 to \$44,999	120
\$45,000 to \$47,499	154
\$47,500 to \$49,999	177
\$50,000 to \$54,999	177
\$55,000 to \$59,999	228
\$60,000 to \$74,999	407
\$75,000 to \$99,999	635
\$100,000 to \$124,000	343
\$125,000 to \$149,999	127
\$150,000 or more	174

Table L-3

#### 4. Regional Housing Needs Assessment (RHNA)

The State Housing Law requires the Southern California Association of Governments (SCAG) to identify existing and future housing needs for the region every 5 years. The 1988 RHNA identifies each jurisdiction's Existing Housing Need, as of January 1, 1988, and Future Housing Need for the July 1, 1989 to July 1, 1994 period. These numbers constitute the identification of housing needs for the City's General Plan Housing Element of 1989. In 1994, the State



Legislature deleted funding for the housing need calculations for the 1994 Element and granted a two-year extension to cities of the use of the 1988 numbers. The RHNA was not funded by the state in 1995 either, thus delaying the housing element cycle once again.

Existing need is evaluated based on overpayment by lower income households (SCAG has used the figure 30% or more of income) and the need to raise vacancy rates in the jurisdiction to a level at which the market would operate freely.

The methodology used to determine the future need took into consideration the growth in number of households expected, the need to achieve ideal vacancy rates, and compensation for anticipated demolition. Then, an "avoidance of impactation" adjustment was done. This is done to avoid further concentration of low income units in jurisdictions that have more than the regional average.

The City must use the numbers allocated under the RHNA to identify measures (policies and ordinances) which are consistent with meeting these new construction goals. They are not meant to be a quota for development. In other words, the City must make it possible for units to be built but is not obligated to build any of the units.

Sierra Madre's 1989 - 1994 planning period allocation is as follows:

26	VERY LOW INCOME:	Household income is less than 50% of the county median family income.
32	LOW INCOME:	Household income is between 51% and 80% of the county median family income.
30	MODERATE INCOME:	Household income is between 81% and 120% of the median.
86	HIGH INCOME:	Household income is greater than 120% of the county median family income.

Income limits are established by the U.S. Department of Housing and Urban Development (HUD) annually and published by the State Office of Housing and Community Development. The most recent income limits were established on January 18, 1996 and the LA County numbers are as follows for a four person household:

VERY LOW INCOME:	up to \$ 25,650 per year
LOW INCOME:	between \$ 25,651 and \$41,050 per year
MODERATE INCOME:	between \$ 41,051 and \$61,550 per year
UPPER INCOME:	greater than \$ 61,551 per year
MEDIAN:	\$46,900



## **5. Sierra Madre 1990 Housing Profile**

### Lower Income Households Overpaying

A major indicator of housing need is the relationship of household income to housing costs. The standard rule of thumb as stated in the Statewide Housing Plan is that low income households should pay no more than 30 percent of their gross incomes for housing costs. This figure is higher for other households because the cost of other necessary goods becomes a smaller percentage of the total income.

According to the 1990 Census, 557 (61%) of all renter households in Sierra Madre with incomes of less than \$35,000 per year are paying more than 30 percent of their income for housing.

Comparatively, 223 or (39%) of all owner-occupied households with incomes of less than \$35,000 per year are overpaying.

To address the need for rental payment assistance, the City is participating in the Section 8 rent subsidy program. The Section 8 Housing Assistance Payments Program (HAPP), is administered by the Los Angeles County Community Development Commission/Housing Authority. It is a program that links landlords with tenants eligible for rental assistance. HAPP guarantees landlords fair market rent while providing subsidies for tenants in rental properties. HAPP tenants are those elderly, handicapped or low income families needing help to secure decent housing. Sierra Madre will be participating in this program that encourages landlords to accept section 8 vouchers or certificates, and will be on the list of cities participants in the rent subsidy program can choose from.

### Overcrowded Households

Another indicator of housing need is to be found in the area of overcrowding. The Census has determined that incidences of overcrowding take place when there are units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

1990 Census figures show that Sierra Madre has a total of 4,659 households. Of these, 107, or 2.3% are overcrowded. Overcrowding occurs both in rental and owner-occupied housing at the same rate. There are 39 overcrowded rental units (2.3% of all rental units) and 65 overcrowded owner-occupied units (2.2% of all owner-occupied units). It should be noted that Sierra Madre has the lowest incidence of overcrowding in the San Gabriel Valley.





### Housing Rehabilitation and Replacement Needs

While overcrowding may not be of major concern to the City of Sierra Madre, immediate needs are present in the area of housing rehabilitation. This is in part because of the geography and partly because of the age of the housing stock.

The City was settled in 1883 and incorporated in 1907. There are numerous houses still standing which date from those early years. It is a stated City goal to preserve older structures as evidenced by the establishment of a cultural heritage preservation commission. The canyon area of the City also has special characteristics. Its foothill setting proved to be a popular site for the development of bungalows that could be used as weekend retreats. Many of these small homes still stand today. The typical canyon house is constructed of river rock foundations and simple wood structures. There is a desire to preserve the older structures, but the maintenance costs are higher due to the temporary, short-term nature of the original structures.

Throughout the past 80 years, the city has been limited in its growth by its natural borders and is today a city of only 3 square miles. Most undeveloped, virgin land is in the hillside area. It is costly to develop in the area, making development suitable for only high end, single-family housing which is sensitive to environmental constraints. There are some "under" developed parcels in the City which, over time, could be subdivided for additional single- and multi-family housing.

The City of Sierra Madre has made the rehabilitation of existing housing a top priority. Windshield surveys done for the 1973 housing element showed that there were 282 deteriorating houses and 47 dilapidated ones existing at that time. A similar survey conducted in 1991 showed that the number had greatly decreased to a combined total of 115. In 1995, the Building Inspector conducted a reconnaissance survey and identified 106 homes in need of repair. Individual initiative and the use of Community Development Block Grants (CDBG) have helped. In previous years, the CDBG program has been used to assist with home improvement for applicants that meet the income guidelines.

The problem of deteriorating housing is not one that is likely to go away in the near future. 1990 Census figures clearly indicate that the age of Sierra Madre's housing stock should be of primary concern, as fully 31 % of the City's housing structures were built prior to 1940. Related Policy: The City intends to use CDBG funds and/or redevelopment set aside funding to implement a rehabilitation program.



Age of Sierra Madre's Housing Stock (Year-Round Units)				
Year Structure Built	TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED	%
1980-1990	391	364	152	8.1
1970-1979	439	400	183	9.0
1960-1969	685	666	249	14.1
1950-1959	1233	1191	411	25.3
1940-1949	608	565	171	12.5
1939 or earlier	1512	1443	644	31.1
TOTAL	4868	4629		

Table L-4

## 6. Special Needs

The state has encouraged individual cities to look at special demographic groups to determine if other needs exist that may require the formulation of separate housing programs.

**The Elderly:** As is the case in many well-established suburbs, the numbers and percentage of the elderly population is growing. Table L-5 lists the population figures by age of those residents over the age of 55 and over the age of 65 during a twenty year period. It also shows that the percentage of elderly in the overall population is increasing. Fifteen percent of the 1990 population is above the age of 65 (1,627) and 26% above the age of 55 (2,762).

PATTERN OF AGING IN SIERRA MADRE POPULATION			
	1970	1980	1990
Total Population	12,140	10,837	10,762
Population 55 +	2530 (21 %)	2593 (24 %)	2762 (26 %)
Population 65 +	1390 (11 %)	1418 (13 %)	1627 (15 %)

Table L-5

These figures indicate that there was an overall decrease in population of 11 percent, yet there was an increase in the percentage of the population over the age of 65 of 4 percent.



In 1990, the incidence of poverty was higher among the population over 65 years of age (5.7%) than it was for the population between the ages of 18 and 64 (4.4%). Seventy-nine persons over the age of 65 were receiving public assistance in the same year.

Tenure plays a role in addressing the needs of seniors. The percentage of seniors living in owner-occupied housing is 78 percent, versus a figure of 61 percent for the population at large. Those over the age of 65, even with assets such as a house, are likely to face the difficulties of a fixed income. This translates into a lack of ability to make often greatly needed housing repairs. A more senior population living in an aged housing stock leads to a need for both rehabilitation programs of existing units and the creation of desirable housing alternatives.

City Employees/Volunteer firefighters: The community of Sierra Madre has identified that many City employees would have a difficult time finding affordable housing in the City of Sierra Madre. The range of employee salaries in the City for non-management employees is \$23,952 to \$41,460<sup>1</sup>. The mean income is \$29,733 and the median is \$27,744. This is well below the median income for the City, but more importantly, well below the County median as well. Of course, not all of the employees are in single-income households, however, sixteen employees would fall within the lower income category as a single-person household based on the May 31, 1994 income limits established by HUD for Los Angeles County.

Statistics are not available regarding the incomes of the current volunteer firefighters. However, affordability of housing in Sierra Madre has been an obstacle when recruitment takes place for these volunteer positions.

Related Policy: Provisions for first-time home buyers. The City intends to seek participation in the Mortgage Credit Certificate Program offered by Los Angeles County. In addition, the City will apply for participation in the BEGIN and HOME programs.

Large families: According to the 1990 Census, 203 or 7 percent of the City's owner-occupied households are occupied by large families (five or more persons). Comparatively, 77 or 4 percent of renter households are occupied by large families.

The median household size is 2.3 people per household, with the largest number of households having only 2 persons (1590 out of a possible 4521). The next largest group was actually single person households (1,420 out of 4,629).

The low percentage of large families combined with the low incidence of overcrowding indicates that there is not as great an existing need for assistance for large families.

Disabled Citizens: According to the 1990 census, 153 or 2.1 percent of persons between the ages of 16 to 64 are reported as having a mobility or self-care limitation.

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<sup>1</sup>This is based on Step E for each of 35 positions in 20 salary ranges, 1995.





For persons 65 years of age or more, 273 or 17.6 percent are reported as having a mobility or self-care limitation.

Families with Female Heads: Single parent, and particularly female-headed households, may experience a variety of housing needs. Because the earning power of women is generally less than that of men, single mothers with lower incomes often experience difficulties in finding affordable rental housing large enough to meet their needs.

Such households also have a greater need for housing with convenient access to child care facilities, public transportation, and other public facilities and services.

According to the 1990 census, 42 (10%) of the City's female-headed households are classified as living below the poverty level. It may be assumed that most of these households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs.

Farm workers: According to the 1990 Census, 96 persons of the 6,642 in the labor force are employed in farming, forestry or fishing occupations. The State Employment Department stated that in Los Angeles County this category includes primarily farm workers, nurseries, delivery truck drivers (produce and flowers, etc.), horticulture, landscaping, tree trimming and lawn gardening. Currently, there are 14 business licenses in Sierra Madre issued to tree, landscape and gardening services alone. None of these businesses occupy commercial space and they are all billed to local residential addresses. There are also several nurseries in town. The Employment Department lists a total of 19 small firms in this category. While the 96 persons in this category may not solely be employed in businesses within the limits of Sierra Madre, it is likely that they are employed in similar businesses elsewhere. It is unlikely that any of these numbers are farm workers given the lack of nearby agricultural areas.

Emergency Shelter: There are no emergency shelters within the City of Sierra Madre. At one time, one of the local churches operated a food distribution program and numerous individuals participated in that program. The church felt that it could not sustain the operation and discontinued it. Those individuals and families are not known to have been homeless or Sierra Madre residents. According to the Police Department, there are approximately five homeless individuals known to reside within the city limits. They find shelter in the Sierra Madre Canyon and at other non-permanent locations in the city.

There are seven shelters in the City of Pasadena, within six miles of downtown Sierra Madre - Casa Maria (for women and children), the Door of Hope (for families), Haven House, Hestia House, Hill House (for addicts and alcoholics), the Salvation Army, and Union Station. It is possible for homeless individuals who are from Sierra Madre, or who pass through Sierra Madre to use one of these shelters. A representative from Union Station stated that, while the demand for emergency shelter remains high, they are generally able to either accommodate individuals or find a place for them at one of the other facilities.



Related Policy: (cross-reference). A provision will be added to the zoning ordinance to allow existing institutional facilities to apply for a conditional use permit to provide emergency shelter for two-week increments and not to exceed six weeks in a given location. Transitional housing will be listed as a conditionally permitted use in the mixed use and institutional zones.

#### **D. Resources**

Government Code Section 65583(a)(3) requires that an inventory of residential land be provided. In addition to the land resources, this section describes other opportunities for residential new construction and preservation.

##### **1. The urban pattern in Sierra Madre**

The general land use patterns in Sierra Madre are those which were established as the City was developing in the late 1800s. Historically, the intersection of Baldwin and Sierra Madre Boulevard (formerly "Central") forms the center of the business district. There are some manufacturing uses in this part of the city also. Higher density housing is located on the periphery of this area with single-family houses dominating the land use around the outside borders of the City.

At one time Sierra Madre was rural. A number of the residential properties were estates. These are slowly being divided up into subdivisions of single-family housing. A unique development pattern occurred during the 1920s and 30s in Sierra Madre Canyon. This area was subdivided into several hundred lots and developed with modest, cabin-like houses for use as vacation properties. Since that period, these have become permanent year round housing for many Sierra Madre residents. Canyon dwellers maintain a desire to preserve the character of the canyon by keeping housing sizes to a minimum. Over time, the City, although low-density, has become urbanized. There is little vacant land remaining. Most development opportunities are in-fill development on existing sites. The vacant land is primarily in the hillside area.

Development potential. There are approximately 634.69 undeveloped acres in the City. This land is located primarily in the hillside where development constraints have made development unattractive due to physical and financial constraints. There are approximately six privately owned properties in the City over an acre in size which could be redeveloped in the next twenty years. Infill development and redevelopment of existing sites has occurred. This has been realized in the replacement of single-family houses with new single-family houses, some new subdivisions of land and a few multi-unit projects.

Limited growth factors. The City of Sierra Madre is isolated from regional transportation corridors. The commercial development pattern in the City has been historically limited to small commercial and manufacturing businesses that do not have a regional draw.





## **2. Residential development opportunities**

There are five districts of residential zoning in Sierra Madre - R-1, R-2, R-3, R-P and H. The Land Use Element of the 1996 General Plan establishes land use designations to correspond with the zoning districts - RL, RM, RH, RE, and H and one new land use designation of R-C which will correspond to the Sierra Madre Canyon Area. The 1973 General Plan identifies only two residential land use designations - Residential Low-Density and Residential Medium Density.

### Residential Low-Density - RL (R-1 zoning)

Residential Low-Density constitutes 85 percent or 1620.84 acres of land in Sierra Madre. The sizes of lots in the current R-1 zone range from 2,500 square feet in the canyon area to approximately 45 acres, the largest undeveloped parcel under one ownership. For the purpose of new subdivisions of R-1 land, the zoning ordinance and map contain minimum square footage designations to indicate the required minimum lot size for any future lots created in the zone. The minimum lot sizes fall into the categories 7,500, 9,000, 11,000 and 15,000 square feet.

As shown below, there are approximately 82 acres of land, where the property is one acre or greater in size, held under one ownership and underdeveloped. It is possible that during the next twenty years, these properties could be developed. It is not likely that all of the properties will be developed during that time. This does not include property in hillside wilderness areas which are not likely to be subdivided due to constraints listed later in this chapter. In addition, the "Passionist Father's" property is receiving an Institutional land use designation which will likely require a zone map amendment. If the property is developed with housing in the future, a General Plan amendment would be required. Also, a portion of the "Ward" property is being redesignated RM which would permit two units per lot rather than one.

Presently, there are 7 vacant RL properties. While Sierra Madre has very few vacant parcels, there are a number of low density and historic properties.

### Residential Medium Density - RM (R-2 zoning)

There are relatively few lots with an R-2 zoning. Only one percent, or 13.21 acres of the City's land area is zoned R-2. The current minimum lot size for a new R-2 lot is 7,500 square feet. The only land available in the proposed RM area that would qualify for further subdivision is a portion of the Ward Estate and this would result in only one or two new parcels.

There are currently 20 lots with single family homes that are zoned for medium density residential use, with average lot sizes of 8,100 square feet. These properties have the build out potential for an additional 20 single family units.





<b>VACANT OR Very low density PARCELS ZONED R-1</b>			
<b>Property Name</b>	<b>Zone Designation (pre-1996 Plan)</b>	<b>Size (acres)</b>	<b>Maximum Lots</b>
Passionist Fathers	R-1-15 (15,000)	44.93	130
Heflin Estate (non-hillside portion-numbers approximate)	R-1-15 (15,000)	17.06	51
Colvin Estate	R-1-15 (15,000)	3.06	9
Ward Estate	R-1-11 (11,000)	2.89	11
Krafft Estate	R-1-11 (11,000)	2.50	10
Vacant	R-1		7
Willis Estate (non-hillside portion - numbers approximate)	R-1-15 (15,000)	11.2	32
<b>Total</b>		<b>81.6</b>	<b>387</b>

Table L-6

Residential Medium/High Density - RH and Residential-Entrepreneur - RE (R-3 and R-P zoning)

Seven percent or 131.51 of the City's land area is zoned R-3 or R-P. Traditionally, R-3 has been a medium-density designation. The number of additional units permitted beyond one house is based on the size of the lot. For example, 9,000 square feet is required for two units and an additional unit is allowed for each additional 3,000 square feet. There is a "good design" density-bonus which allows two units on 7,500 square feet and an additional unit for each 2,500 square feet. The land use designations of RH and RE allow 13 units per acre.

One policy change in this update is the redesignation of R-3 properties that were changed to "residential low density" in the General Plan of 1973. That document reduced the density on several blocks of R-3 zoned property. This General Plan has reestablished certain lots as Residential Medium-High Density and others as Residential Medium Density.

The RP zone is located in two places on the Sierra Madre Boulevard and Baldwin corridors. The purpose of RP is to allow either medium-density development as prescribed under the RP zone, and/or to allow for a mix of commercial uses and residential uses on these properties. This serves as a transitional area from commercial to residential uses and provides land use flexibility.



Residential use is also being added as a permitted use to the commercial land use designation of this General Plan that has not before been implemented in the City. This encourages the development of affordable housing units at the rear (i.e. 50 feet or further from the right-of-way) or above the first floor of commercial or manufacturing properties.

There are currently 60 properties that are zoned R-3, for high density residential use, with a single family home on each lot. The average lot size of these R-3 properties is 8,200 square feet with a build out potential for an additional 60 single family units. There are two vacant R-3 properties in the City which would allow six new units.

VACANT AND UNDERUTILIZED POTENTIAL		
Zoning District	Number of Properties	Potential Additional Dwelling Units
RL - Residential Low	7	387
RM - Residential Medium	20	20
RH - Residential High	66	66

Table L-7

#### Densities for the Accommodation of Affordable Housing

The City of Sierra Madre recognizes that a density of 13 - 16 units per acre is not adequate for the provision of affordable housing. Therefore, policies will be adopted to allow for density bonuses on RH, RE, C, I and AMU sites which are developed for affordable housing. These are identified in Program 1.2.1 of Chapter 6 of this element.

#### Assisted housing developments

The City does not have any assisted housing developments or subsidized housing projects.

### **3 Financial Resources**

There are several valuable housing finance opportunities in Sierra Madre. First, the Community Redevelopment Agency has twenty percent housing set aside funds from redevelopment tax increment financing. In 1995, the Agency purchased a property intended for the development of affordable housing. At the time of adoption of this element, the Agency has a balance of under one \$1 million. These funds could be used to fund a joint public-private partnership between the Community Redevelopment Agency and a non-profit housing assistance



organization to construct units for one of the special needs populations. There are possibilities for mixed-use residential and commercial which would help reinvest the funds in the project area. Another option would be to renovate existing large, historic properties which could be subdivided into additional units. The Sierra Madre Community Redevelopment Agency has waived its right to eminent domain therefore no housing units will be lost to redevelopment.

There are several federally funded programs available including the Section 8 program and Community Development Block Grants (CDBG). Only one resident in Sierra Madre has benefitted from the Section 8 program. The City has used CDBG funds in the past to rehabilitate the homes of low and moderate income residents. This "Handy Worker" program was temporarily discontinued so that funds could be spent bringing the sidewalks and park spaces into conformance with the American with Disabilities Act. However, future use of the funds could be directed back to housing.

Another housing program made available to the City is the Mortgage Credit Certificate program. This provides a federal income tax credit of up to 20 percent of the annual interest which is due on the applicant's mortgage. This is a program for first-time home buyers and there are income limits and maximum purchase prices.

#### **4. Historically significant housing stock**

To date, 79 sites and structures have been researched and identified to be historic landmarks or potential landmarks in the City of Sierra Madre. The Cultural Heritage Commission is aware that there are numerous additional properties which meet the criteria for historic significance, but which have not been identified and researched. It is the intent of the Commission to conduct a historic resources survey to identify all of the properties which may be considered resources.

Additionally, the Commission has identified historic preservation overlay zones (HPOZ). An HPOZ is a contiguous area which includes a number of related historic properties. Not every property in an HPOZ is a contributing building to the zone.

The historic properties in the City vary from good to poor condition. The intent of the preservation ordinance is that properties should be maintained in habitable condition to prolong their life. Therefore, there are several benefits offered to historic property owners for this purpose. First, building permit fees are waived. Second, the City allows the use of the State Historic Building Code which does not require historic properties to be remodeled to existing codes, thus allowing for cost savings during remodeling. Third, the City participates in the Mills Act program. This is a property tax reduction implemented by the Los Angeles County Assessor's Office. A proposed revision of the preservation ordinance would also allow additional incentives - change of use, allowing a historic property to be used for other uses than those allowed by zoning, and waiver of development standards to accommodate additional appropriate development on historic sites, and others.





All of the benefits offered under the preservation program can be defined as local subsidies for property maintenance. A significant majority of the properties on the City's register are residential. There are currently examples of historic properties in a residential low density land use designation being used for multi-family purposes. It is expected that other properties might take advantage of this opportunity as well. These properties would likely provide additional affordable units in Sierra Madre.

#### **E. Constraints**

Section 65583(a) requires that housing elements analyze "potential and actual nongovernmental constraints upon the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction." The element must also contain "potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures."

##### **1. Hillside Development- Constraints due to geographical conditions**

Most raw land in Sierra Madre is located in the hillside areas. There are several reasons that the City is careful about the future development of hillside areas - preservation of open space, environmental protection of raw land, seismic safety and increase in the development of high cost housing.

The following table identifies the hillside land within City boundaries by ownership and use.

<b>DIVISION OF LAND IN THE HILLSIDE</b>	
Private Developed	21.27 acres
Private Vacant	392.95 acres
LA County Flood Control	25.18 acres
City Flood Control	34.87 acres
Public Vacant	160.42 acres
<b>Total</b>	<b>634.69 acres</b>

Table L8

#### Maintaining public open space

The guidelines regarding open space and conservation state that "discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will



be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents." (Section 65561 b). This section also states that "the anticipated increase in the population of the state demands that cities, counties and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods." (Section 65561 c).

Of the 160.42 acres of vacant land belonging to the city, 120 are set aside as part of an 1100 acre wilderness area (the remaining acreage is beyond the city's boundaries) and the rest is divided among park land, reservoirs and other small parcels. The protection of this open space, diminishing all too quickly elsewhere, is a priority of the city and it reflects an emphasis placed on preservation by the state.

#### Environmental protection of raw land

The hillside areas exist in their natural environment. Very little grading has taken place on hillside properties that have not yet been developed. The terrain is rugged, flora and fauna live in the hillside areas.

#### Seismic Safety

Sierra Madre sits atop several active known faults. The San Andreas fault is located in the San Gabriel mountains forty kilometers from Sierra Madre. The Sierra Madre fault and Raymond fault traverse the City. Most recently, the Clamshell-Sawpit fault has been active. This was the fault on which the 1991 Sierra Madre earthquake took place.

While development may continue to take place in the hillside area, for geological reasons, the development should be low occupancy.

#### Development Cost

Development of the hillside area is costly due to the cost of grading and the public services that must be provided to these areas. Some of these include water for both consumption and fire prevention, further provision of flood control structures for flash floods and stricter standards for construction because of the threat of earthquakes and landslides. In addition, public and private access to hillside sites is expensive to construct and maintain.

For the above mentioned reasons, it is not within the City's ability to provide incentives for hillside development in either the low or market rate categories.



Recommended Policies to address constraint

There are no policies recommended in this element to increase the residential development potential of the hillside area.

**2. Environmental and Infrastructure Constraints**

The residents of Sierra Madre have taken an active interest in researching environmental and infrastructure constraints to growth in the City.

City limits. The City is bound by the City of Pasadena on the west, and the City of Arcadia on the south and east. The area to the north of the City limits is the Angeles National Forest. The City boundaries provide the primary constraint to growth in the City of Sierra Madre.

Hillside. See above

Geological. See above

Open Space. The City of Sierra Madre has set aside two areas of open space: 120 acres of land is part of an 1100 acre Historical Wilderness area that stretches beyond the boundaries of the city into the Angeles National Forest and the 60 acre Bailey Canyon Wilderness.

Water. As required by Section 65589.7 and in particular since water limitations may prevent the City from accommodating its regional housing needs during the planning period, the Housing Element has been reviewed by the Water Department - sole purveyor of water in the City of Sierra Madre. When allocating or making plans for the allocation of available and future water resources, the water department is required to grant a priority to proposed housing developments which will help meet the City's need for lower-income households identified in the Element.

Infrastructure The City of Sierra Madre has an aging infrastructure of streets, sewers, storm drains, and water lines. In order to ensure that new developments do not exacerbate the condition of these facilities, they are required to provide all necessary on-site infrastructure and to pay a development impact fee for the wear and tear of these facilities throughout the City.

Recommended policies to address constraint. The City will initiate a Capital Improvement Program for the upgrade of water distribution, sewer systems, and streets to provide adequate and safe public infrastructure to meet the demands of new and existing development. The policies for addressing infrastructure constraints are contained in the Community Services Chapter of the General Plan, section six, titled "Public Services."

There are no infrastructure limitations on the City's ability to accommodate its regional share of affordable housing. Further, there are no infrastructure constraints on the sites identified in the inventory.





### **3. Nongovernmental Constraints**

Availability of Financing: According to Rod Gains of First Interstate Bank (March 13, 1995), there are currently no restrictions on property in Sierra Madre. There are no areas which are underserved. Difficulties which property owners may have faced more than two years, such as difficulty in obtaining mortgage insurance and credit constraints, have loosened up a great deal. In 1995, they feel that they can finance anything. Due to the recession, lenders have become more competitive and more willing to take risks on home purchases.

Further, First Interstate Bank has become aggressive in providing funds for affordable and minority financing. They are partnering with jurisdictions who participate at second trustee deeds using public funding sources.

Price of Housing/Land: In a 1994 TRW real property report, there has been a downturn in the price of homes in the City since a high sales price of \$213.53 per square foot and median home price of \$364,830 in 1985. In the first six months of 1994, the per square foot cost was \$173.75 and the median home price was \$301,022. A recent R-1 property 20,000 square feet in size intended for single-family redevelopment on Grove Street in Sierra Madre sold for \$275,000. This equals \$13.75 per square foot of R-1 land.

Although few multi-unit properties are sold in Sierra Madre, three developed multi-unit properties have been sold in the one year period between July 1994 and June 1995. A two-unit property was sold for \$238,000, a three-unit property was sold for \$240,000, and a four unit property was sold for \$310,000. This averages \$92,000 per unit for multi-unit properties. In addition, one R-3 property currently developed with a vacant house sold in January 1995 for \$262,000 or \$13.79 per square foot.

From June 1993 to January 1995, three developable vacant properties have been sold. The first vacant property of 18,554 square feet in size sold for \$19.67 per square foot. This property has a development potential for 6 single family units. The second vacant property of 19,158 in size sold for \$14.09 per square foot. Six condominium units were recently constructed on this property. They are being sold for a list price of \$315,000 each. The most recent sale of vacant property of 19,000 square feet in size sold for \$13.79 per square foot. This property is currently under review for the construction of 6 units.

The price of property is the primary nongovernmental constraint to housing in Sierra Madre.

Construction and Labor According to figures supplied by the Construction Industry Research Board (using data reported by Marshall Valuation Service), residential construction costs have steadily increased in the past ten years. There was a sharp increase in 1989, but then a period of stability until 1992 when the increase turned up once again until present.



Recommended policies to address non-governmental constraints

There are four policies listed in Section 6 of this Housing Element to address financial constraints. These are stated in Goal H-3: "Develop supply and demand side programs to ensure housing affordability and availability for all income levels giving special consideration to housing for senior citizens, the disabled, single parents and first time home buyers".

**4. Governmental Constraints**

Zoning of Available Land: The City has approximately 1,764 acres of residential land. Of these, only 72 acres are significantly underdeveloped and attractive for residential redevelopment. A majority of the acreage has historically been zoned R-1.

Housing Element Compliance: One of the constraints is the current lack of an adopted Housing Element. This has prevented the City from qualifying for certain government sponsored housing programs such as the Mortgage Tax Credit Certificate program which provides tax relief to first-time home buyers.

Land Use Controls: Residential uses are permitted by right, only in residential zones. The conversion of a commercial structure in a commercial zone to residential use requires a conditional use permit. Further there is no provision for new construction of residential uses in the commercial zone. The City has a mixed-use zone - "R-P" - which allows for professional office in the medium-density residential zone.

Table L9 below indicates buildable lot area and dwelling unit size based upon residential zoning designation. These are described below in more detail in the text.

RL (R-1 zoning)

Ninety-two percent of the land is R-1. One unit is permitted per lot in R-1. The minimum lot size for new R-1 development is 7,500 square feet. In addition, newly created lots are required to have a minimum width at the front yard setback line of 60 feet. However, there are areas where 9,000 square feet and 70 foot width, 11,000 square feet and 80 foot width, and 15,000 square feet and 90 foot width represent the minimums.

There are incentives in the zoning ordinance to construct structures under 4,000 square feet (including all enclosed structures) in an effort to minimize "mansionization" in the City. In addition, floor area ratios are limited to 35 percent of the lot area. A minimum unit size of 1,250 square feet is required. These size parameters direct development to housing affordable for upper- middle income families.

A further restriction on existing land, is a policy that in order to untie parcels which have been tied for a single development in order to develop the parcels individually, sewer permits must have been issued to each parcel in the past.



**R-C (R-1 zoning)**

The R-C designation is a single-family designation specifically for the Sierra Madre Canyon. This is not a low-density designation as the lot sizes are much smaller than the typical lot size in the City. The purpose of establishing an R-C designation is to lessen the constraints on housing development in the Canyon Area while ensuring that the quaint and unique character of the area is maintained.

**Development Standards**

Zoning District	General Plan Density (du/ac)	Min. Lot Size (s.f.)	Max. Lot Cov.	Max. Building Height	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	CUP?	Parking
R-1 and RC	2 - 5	7500	40%	25 feet and 2 stories	25 min.	total of 30% of lot width (min. 5' on one side, 10' on the other)	15	Yes for homes over 4,000 sq. ft.	2 spaces per dwelling
R-2	11	7500	45%	30 feet and 2 stories	25	10 % for each side with a min. of 5'	15	Yes	2 spaces per dwelling
R-3	13 - 16	12600	55%	30 feet and 2 stories	25	15	15	Yes	2 spaces per dwelling
R-P	13 - 16	12600	55%	30 feet and 2 stories	25	15	15	Yes	2 spaces per dwelling
Residential in C zones	1.5 FAR	3750	80 %	30 feet and 2 stories	5	none	15	Yes	2 spaces per dwelling

Table L9





Hillside Ordinance (H)

The Hillside Ordinance limits building on hillside acreage according to slope/density standards. Four categories limit the number of units per acre. The range is 2.9 units per acre in category 1, which has a slope percentage of 0 - 14.9 to 0.01 units per acre in category 4, which has a slope percentage of greater than 25 percent. The ordinance limits grading and excavation to no more than 2000 cubic yards per site. Actual numbers of units are further constrained by requirement to keep a distance of 100 feet from ridge lines and riparian sites and not to alter the natural topography. Protective measures in place call for drainage and landscaping and site specific biological assessments. Hillside Ordinance standards are designed to achieve land use patterns and intensities that are consistent with the natural features of the hillside areas. As described above, the hillside area is too costly to develop for affordable housing, even if the densities were greater.

RM (R-2 zoning)

R-2 development accounts for only 13 acres, or one percent of the City's residential land. This land use designation calls for a 7,500 square foot minimum with a 45% maximum lot coverage. The creation of new R-2 lots is limited to those with a minimum 60 foot width at the front setback line and an average width of 40 feet. The requirements for placement of buildings are specific - 20 feet from the rear yard and distance between buildings of twice the side yard requirement.

Setbacks in the front yard are 25 feet and in the rear are 15 feet. The minimum distance between structures is 10 feet. Maximum lot coverage is 45 percent of lot area.

The use of R-2 lots is limited to a duplex, or two detached units on properties with pre-existing detached units. When the lot abuts a commercial or manufacturing zone, three or four units may be constructed but the above listed development standards apply.

RH and RE (R-3 and R-P zoning)

R-3 is the highest density residential land use designation in the City. A minimum lot area of 9,000 square feet is required for 2 units, although this is reduced to 7,500 square feet to provide a density bonus for superior construction design. Each additional unit added requires 3000 square feet of lot area or 2,500 under the density bonus. There is also a 25' setback limitation and a 60% maximum allowable lot coverage. A special site area requirement has also been enacted limiting future R-3 sites to 12,600 square feet of usable land. Pre-existing parcels are exempt from this.

Lack of incentives for development of housing: There are currently no provisions in the Municipal Code to encourage the provision of affordable housing or housing for special needs groups such as seniors and the disabled. Such provisions include density bonuses, reduced development standards (such as parking), increased height, and others.



Building and Fire Codes: Fire sprinklers are required by the city in all residential structures. This increases the cost of housing construction. Throughout the city, wood shingles are prohibited unless treated for the purpose of fire resistance.

Enforcement: To date, enforcement has not been a significant barrier to the legal, or illegal construction or conversion of residential units. Due to limited resources, the City has not instituted an active abatement program of illegal and non-conforming units.

Processing and Permit Procedures: The City's permitting procedures are not a barrier to housing development. Requests for single-family homes are processed within three months of application. Multiple family projects are brought to the Planning Commission within three months of the date that the application is determined complete. Plan check may take up to six weeks.

The City does not have a design review procedure for residential development. The parking requirements have not been an impediment to the development of housing. The open space requirements for multi-family development can easily be accommodated within the prescribed density limits.

Fees and Exactions: Planning fees are quite low relative to other jurisdictions. Building plan check and permit fees are consistent with Los Angeles County. The City has recently adopted a park and open space exaction fee pursuant to the Quimby Act. These fees are consistent with those imposed by other jurisdictions in the region. A development impact fee of one dollar per square foot is charged for impacts to the cities infrastructure network.

Planning Application	Fee
Conditional Use Permit- multiple family	\$470.00 + \$30 per unit
Conditional Use Permit - single family	\$470.00
Variance	\$275.00 + \$137.00 for each additional variance
Minor Variance	\$220.00
Zone Review with Building Permit	\$110.00
Minor Zone Review	\$55.00
Environmental Review	\$165.00
Parcel Map	\$235.00 + \$40.00 per lot
Tentative Tract Map	\$470.00 + \$40.00 per lot
General Plan and Zone Text Amendments	\$532.00

Table L10



On and Off Site Improvement Requirements: Improvements that are typical for subdivisions and development of raw land are the installation of sewers, curbs, gutters, and streets. For infill development on existing streets, there are typically no dedication or easement requirements. Most of the new construction projects in Sierra Madre take place on existing, recycled lots. There are certain areas in the City, namely the Sierra Madre Canyon and Orange Grove Avenue where there are no curbs. It is not likely that improvements would be required on these streets.

Recommended policies to address governmental constraints

There are three policies in Section 6 which address governmental constraints. These are stated in Goal H-1: "Establish policies intended to maintain the existing stable residential development patterns while balancing residential, commercial, institutional and industrial land uses in order to provide a diverse economic base".

**F      Goals, Policies, Programs and Quantified Objectives**

It is the intent of the City to maintain high quality residential neighborhoods and promote the production and maintenance of housing in order to satisfy the housing needs of its residents. The General Plan establishes five housing goals:

Goal H1      **Establish policies intended to maintain the existing stable residential development patterns while balancing residential, commercial, institutional and industrial land uses in order to provide a diverse economic base.**

Policy H1.1      Residential development will be included in economic development planning.

Program 1.1.1:      Implement a mixed-use zone in and along the perimeter of the existing commercial downtown area which would be suitable for residential and limited business uses. Provide a density bonus that is the same as all residential zones (see program 1.2.1 below) and additional height for projects as an incentive for providing residential units.

Purpose:      Combining uses in a single development can act as a "transition zone" between commercial or manufacturing and residential development. By increasing the development opportunities of both commercial and residential property, the City may realize additional square footage of both uses. This will assist in meeting affordable housing requirements as well as increasing the tax base.

Responsible Department:      Development Services







Time Frame: 1996- 1997  
Funding: N/A  
Objective Adoption of a conforming zoning ordinance and map amendments. Provide information to prospective land owners and developers of affected properties.

Program 1.1.2: Amend zoning code to allow residential uses at the rear of and above the first floor of commercial properties as of right. Provide a density bonus that would permit an increase of floor area ratio to 2.0 and additional height of 10 feet as an incentive for providing residential units.

Purpose: By allowing a mix of uses in the commercial zone, the City may achieve additional housing opportunities while increasing the usage of the downtown area by the residents that live there.

Responsible Department: Development Services  
Time Frame: 1996- 1997  
Funding: N/A  
Objective Adoption of a conforming zoning ordinance and map amendments. Provide information to prospective land owners and developers of affected properties.

Policy H1.2 The City will provide density bonuses and other incentives for low-income housing or housing for seniors or the disabled.

Program 1.2.1: A density bonus of at least 25 % shall be made to a developer agreeing to construct housing project with at least 20% lower income units, 10% very-low income units or 50% senior citizen units. A density of 25 units per acre will be permitted for projects developed in conjunction with the City with 100% lower income units.

Purpose: Density bonus programs encourage the inclusion of affordable units in market rate projects. These projects are typically well-integrated into the community.

Responsible Department: Development Services  
Time Frame: 1996



Funding:	N/A
Objective:	Provide incentives for development of affordable housing units. Market this in conjunction with Program 1.2.2 below.
Program 1.2.2:	A reduction of parking requirements will be allowed for multi-family projects developed for senior citizens and the disabled.
Purpose:	The provision of parking is the most difficult aspect of new construction. Parking requires a great deal of land. When land at grade is exhausted, parking is provided in subterranean garages. This type of development is cost prohibitive to the provision of affordable housing. It can be shown that seniors and the disabled, as a group, possess fewer vehicles than the rest of the population. Therefore, the reduction in required parking makes the provision of housing for these special populations more feasible.
Responsible Department:	Development Services
Time Frame:	1996
Funding:	N/A
Objective:	Facilitate the development of affordable housing in the City. Market this in conjunction with Program 1.2.3 below.
Program 1.2.3:	Waive planning and building fees for affordable housing projects subsidized by the City of Sierra Madre.
Purpose:	To reduce project costs and encourage affordable housing construction.
Responsible Department:	Development Services
Time Frame:	1996
Funding:	General Fund
Objective:	N/A
Program 1.2.4:	Maintain and implement a Second Unit Ordinance pursuant to State Law.
Purpose:	Sierra Madre residents have identified that additional density in single-family areas through the provision of



— attached second units and for the purposes described in the State Law regarding second units is less impactful than consolidated density on individual lots.

Responsible Department: Development Services  
Time Frame: 1995-6  
Funding: General Fund  
Objective: Provide more housing choices for residents in the City.

Program 1.2.5: Allow for flexible lot sizes and dimensions for lots created for first-time home buyer programs.

Purpose: By allowing for smaller and narrower lots, more houses could be developed for first time home buyers than what is historically required in the zoning ordinance.

Responsible Department: Development Services  
Time Frame: 1996  
Funding: N/A  
Objective: Provide incentive for new home construction. Implement in conjunction with Policy H1.3 below.

Policy H1.3 Streamline permit processing.

Purpose: To reduce wait time.

Responsible Department: All  
Time Frame: 1995-6  
Funding: N/A  
Objective: N/A

Goal H2 **Protect, preserve and rehabilitate the existing housing stock.**

Policy H2.1 Establish a home rehabilitation program to allow homeowners and lower-income tenants secure low interest loans in order to make home repairs and improvements.

Program 2.1.1a: "Handy worker" program using community development block grants





Purpose: This program provides direct funding for improvements to the existing housing stock of low-income persons to make repairs of substandard conditions.

Responsible Department: Development Services  
Time Frame: 1987 - 1993  
Funding: Community Development Block Grant  
Objective: 64 homes - low income

Program 2.1.1b: Housing rehabilitation program for persons of moderate, low, and very-low incomes.

Purpose: This program will provide direct funding for improvements to existing housing stock for repairs to bring homes up to standard.

Responsible Department: Development Services  
Time Frame: 1996-7  
Funding: Redevelopment Housing Set-aside (\$100,000)  
Objective: Assistance for 20 units - 10 very low and 10 low income

Policy H2.2 Stabilize the City's housing tenure by preserving multi-unit residences.

Program 2.2.1: Maintain restrictive standards for condominium conversions to reduce the risk of loss of rental units to condominium conversions.

Purpose: To preserve sound retail housing units that are affordable to low and moderate income households.

Responsible Department: Development Services  
Time Frame: 1995-6  
Funding: N/A  
Objective: Require findings of no impact on the affordable housing stock, inclusion of right of first refusal for existing tenants, and relocation fees.

Policy H2.3 Interpret city codes to preserve City's housing stock.

Program 2.3.1: Clarify that existing housing is legally constructed on properties which are not designated as "single-family" properties when the density is consistent with the land



use designation and the units are determined to be safe and habitable.

Program 2.3.2: Provide proactive, solution-oriented code enforcement for residential properties in the following ways:

1. Disseminate information to property owners regarding property maintenance as a factor in neighborhood quality.
2. Develop interdepartmental coordination in identifying alternatives to legal action against residential property owners.
3. Provide ample time to correct deficiencies in multi-family structures to minimize the displacement of renters.

Purpose: By focusing code enforcement efforts on assisting with solutions, the City lessens several risks of aggressive enforcement. First, owners that are unable to make repairs and corrections can be forced to abandon or foreclose on property. This is not positive for the City. In addition, property owners may chose to demolish the property to get out from under a legal battle.

Responsible Department:	Police/Development Services
Time Frame:	On-going
Funding:	General Fund
Objective:	N/A

Policy H2.4 Reduce incentives for demolition of existing structures.

Program 2.4.1: Lower thresholds for reconstruction of existing structures without bringing property into compliance with zoning requirements.

Purpose: Historically, the City has only allowed the rebuilding of a non-conforming structure that has been damaged by a natural act if less than fifty percent of the value of the structure remains. When property owners are told they must rebuild according to new codes, they are not likely to rehabilitate the existing structure. Rather, they will demolish the structure and build a new structure. By



allowing for reconstruction of any structure destroyed in a natural act, there is a greater likelihood that the structure will be reconstructed.

Responsible Department: Development Services  
Time Frame: 1995  
Funding: N/A  
Objective: Prevent demolition of four existing units.

Policy H2.5 Require that new housing development is compatible with the neighborhood in which it is located.

Policy H2.6 Require new housing to be designed in a manner that improves safety on the street and in the neighborhood.

Program 2.6.1: Street-oriented design; Safety through design

Purpose: The orientation of residential structures as well as other design features lead to safer streets.

Responsible Department: Development Services  
Time Frame: 1996  
Funding: N/A  
Objective: N/A

Policy H2.7 Encourage re-use of existing properties where feasible.

Program 2.7.1: Incentives program for preservation of historic structures with the following components:

1. Change of use to allow greater densities.
2. Relaxation of zoning development standards to make preservation and new construction feasible.
3. Allow and encourage use of building materials and design standards that reflect the city's scale and historic nature.
4. Waive planning and building fees as appropriate and needed, for renovation of historic properties

Purpose: Preservation of existing structures and providing additional housing opportunities.





Responsible Agency: Cultural Heritage Commission  
Time Frame: 1995-6  
Funding: General Fund  
Objective: Re-use of 20 properties which would otherwise be demolished.

Goal H3      **Develop supply and demand side programs to ensure housing affordability and availability for all income levels giving special consideration to housing for senior citizens, the disabled, single parents and first time home buyers.**

Policy 3.1      Pursue participation between the City and private developers and/or non-profit housing developers for the implementation of the City's housing goals.

Program 3.1.1:      Use 20 percent set aside redevelopment agency funding to develop a new construction multi-family project(s) for senior citizens, city employees, firefighters, or other identified low-income groups in need.

Purpose:      The private market is not providing rental housing within affordable levels of these populations.

Responsible Department: Development Services  
Time Frame: 1996-97  
Funding: CRA \$300,000  
Objective: One project including at least eight units.

Program 3.1.2      Use redevelopment twenty percent set aside funds to develop single-family new construction for first time home buyers.

Purpose:      There are not enough existing homes in Sierra Madre which are within the affordability limits of very low and low income households even with mortgage subsidies. Further, there are very few which are affordable for moderate income households. Without participation by the Agency, housing of an affordable level would not be available to purchase under first time home buyer programs identified in Programs 3.2.1 and 3.2.2.

Responsible Department: Development Services  
Time Frame: 1996-97  
Funding: CRA \$300,000  
Objective: Four single-family homes affordable for low and moderate income households.



Policy H3.2     Participate in programs which assist first-time buyers.

Program 3.2.1:     Coordinate with the Los Angeles County Community Development Commission in the Mortgage Credit Certificate Program.

Purpose:     The MCC program provides assistance to the first-time home buyer by allowing an eligible purchaser to take up to 20 percent of his or her annual mortgage interest payment as a dollar-for-dollar tax credit against federal income tax.

Responsible Department:     L.A. County Community Development Commission

Time Frame:     1996

Funding:     California Debt Limit Allocation Committee

Objective:     Assistance for first-time home buyers

Program 3.2.2:     Participate in the BEGIN Program of the State of California.

Purpose:     Funds may be provided to home buyers for 1) down payment assistance, 2) closing cost assistance, and 3) second mortgages. Due to the lack of affordable new construction in the City, these funds would likely be required to be attached to Program 3.2.1 listed above.

Responsible Department:     Development Services

Time Frame:     1996

Funding:     State of California

Objective:     Assist 4 first-time home buyers.

Policy H3.3     Improve housing choices for those elderly, handicapped or low-income families needing assistance in obtaining suitable housing.

Program 3.3.1:     Participate in the Los Angeles County Community Development Commission "Section 8" Housing Assistance Payments Program (HAPP).

Purpose:     The "Section 8" rent subsidy program provides payment assistance to renters overpaying, and assists tenants with finding affordable, decent, and safe housing.



Responsible Department: Development Services  
Time Frame: On-going  
Funding: Federal Department of Housing and Urban Development  
Objective: To ensure affordable housing availability for all income levels in the City.

Policy H3.4 Accommodate needs for transitional or emergency housing within the City of Sierra Madre.

Program 3.4.1: Amend the zoning ordinance to allow for temporary emergency shelter in any of the existing institutional structures in the City that would like to provide such shelter.

Purpose: The City would allow a temporary use of existing institutional facilities, such as church halls and school auditoriums as emergency shelter for individuals and families as the need arises.

Responsible Department: Development Services  
Time Frame: 1996  
Funding: N/A  
Objective: Provide emergency shelter as needed.

Program 3.4.2: Amend the zoning ordinance to allow for transitional and transitional housing to be listed as a conditionally permitted use in the mixed use and institutional zones.

Purpose: Allow for utilization of sites in the mixed use and institutional zones to accommodate the need for emergency and transitional housing.

Responsible Department: Development Services  
Time Frame: 1996  
Funding: N/A  
Objective: Provide emergency shelter as needed.

Program 3.4.3: Provide public information at City Hall and the Police Station regarding emergency shelters located in the Pasadena area. Provide transportation by way of a bus token or police escort for individuals in need of those services.





**Policy H3.5**     **Reduce residential utility costs.**

Program 3.5.1:            Title 24 Compliance - reduce energy use in new housing construction.

Purpose:                    To reduce energy use and associated costs in new housing construction.

Responsible Department:     Development Services

Time Frame:                1989 - 1993

Funding:                    Building Permit Fees

Objective:                  N/A

Program 3.5.2            Establish a low income exemption for utility user tax and water surcharge.

Purpose:                    Provide an exemption of payment of local taxes and fees based on Federal Poverty Guidelines and income levels used by Southern California Electric or the Gas Company

Responsible Department:     Financial Services

Time Frame:                1993-ongoing

Funding:                    General Fund

Objective:                  Provide public information regarding the program and allow the exemption for all who meet the qualifications, at least 20 households.

**Policy H3.6**     **Assure equal access to housing for all persons regardless of ethnicity, age, sex, religion, or marital status.**

Program 3.6.1:            Participate in the programs offered by the San Gabriel Valley Fair Housing Council (SGVFHC). In conjunction with the SGVFHC , create and implement an outreach program to educate City residents of their rights under fair housing law. Publicize the location of the San Gabriel Valley Fair Housing Council.

Purpose:                    The Fair Housing Council actively promotes affordable, non-discriminatory housing through outreach, education and counseling. They also investigates matters of discrimination pursuant to federal and state anti-discrimination laws.



Responsible Department:	Development Services
Time Frame:	On-going
Funding:	Housing Set aside funds
Objective:	N/A

Goal H4      **Ensure that housing availability is addressed at the regional level.**

Policy H4.1      Participate actively in the process of addressing regional fair share housing requirements.

Program H4.1.1:      Attend meeting of regional agencies including Southern California Association of Governments and San Gabriel Valley Council of Governments.

Purpose:      Sierra Madre is a small city within a much larger urban region. Even the slightest percentage of growth affects the City. By participating in discussions regarding allocations of housing requirements, the City can better predict its ability to provide housing.



## **Section Four - Economic Development**

### **A. Overview of Existing Conditions**

Commercial enterprises in Sierra Madre exist in two different areas of the city. The most visible location for commercial enterprise is in the central business district or "downtown". The center of the district is located at the intersection of Baldwin Avenue and Sierra Madre Boulevard, roughly three-quarters of a mile north of the Foothill Freeway. The business district was established when the city was settled in the late 1800s. Less obvious are the businesses which are located throughout the city as "home based" businesses.

The Sierra Madre business community contains retail, professional office, and neighborhood services in the half-mile length of Sierra Madre Boulevard and along Baldwin Avenue. This commercial area is entirely enclosed within a redevelopment project which was adopted in 1974. The project area contains roughly 125 acres, of which approximately 75 percent, or 94 acres are found to be net land parcels in private and some public uses. It is important to note that there is no power of eminent domain in the redevelopment ordinance, thus any land assembly must be carried out between willing sellers and willing buyers.

The community has never been a dominant shopping focus for residents of the San Gabriel Valley. Most residents of Sierra Madre seek major item shopping opportunities outside of the City in conveniently located regional and community shopping centers which feature a wide variety of durable goods which are commonly a part of the discretionary purchasing habits of middle class and middle income households. (ERA, p. I-1).

In terms of employment, the most recent data states that approximately 3,400 persons were employed in the City of Sierra Madre in 1990. Services employment was the largest employment sector in the City comprising 41 percent of all employment in Sierra Madre. Retail, manufacturing, and government jobs comprised 14 percent, 12 percent, and 10 percent of City employment respectively. F.I.R.E., wholesale, utilities, construction, and agriculture contributed the remaining 24 percent of City employment each with less than a 7 percent share. (San Gabriel Valley Council of Governments, Economic Development Strategic Plan, July 5, 1995).

An economic development strategy was prepared in 1989 by Economics Research Associates which contained the following profile of business activity in Sierra Madre:

Sierra Madre residents spend about \$900 per capita per year on taxable retail goods purchased within the City. Roughly 44 percent of the commercial space in the downtown was used for retail. The average sales volume of taxable sales was \$66 per year per square foot. This does not include non-taxable sales (groceries, food). ERA summarized that these figures indicate very modest retail performance in the City, and that the demand for retail within the City is quite constrained by competition in nearby markets. The study also indicated that the





performance of the retail stores is below what it could be - that a 131,000 square foot retail center should be able to generate \$22.6 million in taxable sales, compared to the \$10.2 million that the City experienced in 1989.

The State Board of Equalization reported that \$15 million in total taxable sales and \$11 million in total retail sales was generated in 1993.

Programs identified by the study for improving the existing downtown included building upgrading, property assembly, and business promotion. In addition, seismic strengthening (which has occurred since that time) and new infill development are suggested.

In 1993, the City Council appointed an economic development committee (EDC) made up of business owners and residents to further evaluate potential economic development opportunities in Sierra Madre. The EDC prepared a strategic plan for economic development. The mission statement of the strategic plan is:

To serve the residents of the City of Sierra Madre by creating an economic environment that will generate public revenues sufficient to meet their requirements for local government services.

**B. Economic Development Issues - Constraints and Opportunities**

**1. Opportunities**

- a. Sierra Madre has a special "foothill village" character because of its history and people, its mountain recreational access and ambiance, and its semi-isolation within the Los Angeles basin. Visitors to the village find it welcoming and charming.
- b. Sierra Madre has a reputation for interests and activities related to arts and crafts, film, video, literary and theatrical interests. The annual Wistaria Fete and Art Fair are two events which bring visitors to the City. In addition, the Foothill Creative Arts Group provides classes, programs and art exhibitions for adults and children. There are several studios and galleries in the City. In addition, local craftsmen have gone into business in town making furniture, seamstressing, and providing arts supplies. There are both a regionally drawing dance studio and a dance supply shop in town. The Sierra Madre Playhouse continues to run live plays throughout the year. Local coffee houses as well as the City Library sponsor poetry readings. Sierra Madre is also a popular location for Hollywood film companies to shoot on location.
- c. As an entryway into the San Gabriel mountains, Sierra Madre draws locals and visitors to outdoor activities such as walking, hiking, and cycling.



- d. Although the size of the downtown is small, there are some properties which remain very low density and, with attrition of existing businesses, could be developed into additional retail and commercial space.
  - e. The historic building stock in Sierra Madre provides potential for adaptive reuse of residential, commercial, and institutional properties as bed and breakfasts, galleries, studios, retail shops, and other income generating ventures.
  - f. The recent creation of a Development Services Department at City Hall, with staff available for economic development activities, strengthens the City's position to attract new enterprise to the City. Business friendly ordinances, programs, and policies go a long way to attracting businesses.
2. Constraints
- a. The downtown area of Sierra Madre is small and made up of small, shallow lots. There are no provisions in the redevelopment policy for eminent domain, thus reducing the City's and Agency's ability to consolidate lots for large projects.
  - b. Existing commercial structures are primarily divided into small business spaces.
  - c. There is 342,546 square feet of commercial space with only 163,480 of that being used for retail purposes.(SGVCOG ED Strategic Plan).
  - d. There is no visibility from highways or major arterials.
  - e. Limited funds from both the City and redevelopment Agency make it difficult to undertake a comprehensive marketing strategy.
  - f. Total taxable sales in the City in 1993 comprised less than one quarter of one percent of the total taxable sales and total retail sales in the San Gabriel Valley.

### **C. Goals, Issue Areas, Objectives and Policies**

The City has established the following goals and policies for economic development in the City of Sierra Madre. The implementation measures are contained at the end of the Chapter and are cross referenced at the end of each policy.

#### Overview of Economic Development Policy

There are two primary purposes for an economic development strategy in the City of Sierra Madre. The first is stated in the mission statement of the strategic plan - to generate necessary revenues to offset public services. The second is to preserve a quality of life for Sierra Madre



residents which allows them to have commercial retail and services, along with the ambiance of a village atmosphere, in their own community. Another purpose of the economic development policy is to provide business and employment opportunities to local residents.

The policy includes land use strategies, financing strategies and organizational strategies. The land use strategy includes identifying locations for new business opportunities, achieving the highest and best use of the properties located in the downtown, and providing capital improvements with public funds. The financing strategies include ways in which public and private dollars can be channeled into the business community. The organizational strategies address the strength of the Chamber of Commerce and the City's Department of Development Services in partnering to market the City to potential new businesses and to consumers.

#### Summary of Economic Development Goals

1. Maintain a diverse mix of uses to meet the needs of local residents as well as visitors to the City.
2. Enhance the relationship between the City and the Chamber of Commerce to maximize the effectiveness of both organizations to assist businesses in the City.
3. Develop an identity within the region of Sierra Madre as a destination point accenting the area's natural beauty, artist community, and historic character.

#### Objectives and Policies

Objective **L43**: Provide a business friendly environment in Sierra Madre

- Policies:
- L43.1** Streamline the permitting process for new businesses.
  - L43.2** Support efforts of the Chamber of Commerce to support business activities, such as festivals and programs which bring residents and visitors to the downtown.
  - L43.3** Continue to allow home based businesses which do not negatively impact the residential neighborhoods in which they are located.

Objective **L44**: Improve the aesthetics, safety, and useability of the public realm within the downtown area.

- Policies:
- L44.1** Encourage restoration of original building facades.





**L44.2** Install enhanced paving for all pedestrian crosswalks on Sierra Madre and Baldwin within the downtown district.

**L44.3** Add pedestrian-level street lighting in the downtown district to enhance the nighttime dining and shopping experience.

**L44.4** Permit closure of Kersting Court during the evenings, weekends, and special events for musical events, outdoor dining, farmers market or similar activities.

**L44.5** Raise the street surface of Kersting Court to match the level of the existing park and sidewalk.

**L44.6** Adopt a long-term design plan for Kersting Court which enhances the park as a focal point of the downtown and increases its useability.

**L44.7** Improve connections between the street and the public parking lots through signage, purchase of properties and other mechanisms.

**L44.8** Improve the aesthetic qualities of the public parking lots by adding color plantings and encouraging improvements to rear facades of buildings.

**L44.9** Encourage outdoor dining, sidewalk sales, street fairs, and other uses of the sidewalk which encourage pedestrian activity.

Objective **L45**: Maximize retail opportunities

Policies: **L45.1** Provide incentives for the location of retail on the first floor of commercial buildings.

**L45.2** Prohibit any new and the expansion of existing institutional facilities in the commercial area.



## Section Five –Parking and Traffic

### A. Overview of Existing Conditions

There are no regional transportation facilities located with the city boundaries of Sierra Madre. The City is served by Interstate 210 Foothill Freeway located approximately one-half mile south of the City. This is controlled by the State of California Department of Transportation. Major streets which are operated by the City include Michillinda Avenue, Santa Anita Avenue, Grandview Avenue, Sierra Madre Boulevard, and Orange Grove Avenue.

The circulation system in the City of Sierra Madre includes a network of surface streets which serve two distinct and equally important functions: access to adjacent properties, and movement of persons and goods into and out of the City. The design and operation of each street depends upon the importance placed on each of these functions. A classification system is used to identify the function of each street in the City. This system is important because it provides a logical framework for the design and operation of the street system. The functional classification system allows the residents and elected officials to identify preferred characteristics of each street.

### B. Street Classifications

Roadways in Sierra Madre are categorized into four functional classification types: major street, collector street, local collector street, and local streets. Traffic volumes were measured in March 1995.

#### Major Street

Major streets are generally commercial arteries. They carry the majority of traffic entering or traveling through the City. A major artery would contain either four or six lanes of through traffic plus left turn lanes. Minor arterials serve the same function as major arterials, but have four lanes of through traffic and may or may not have separate left-turn lanes. Recommended design volumes on arterials range from 30,000 to 60,000 vehicles per day depending on the number of lanes and left-turn movements. Arterials serve two primary functions; to move vehicles into and through the City and to adjacent commercial land uses. Driveways and other curb cuts along arterials are generally limited to minimize disruption to traffic flow.

The only street in Sierra Madre that can be considered a major street is **Michillinda Avenue**. It runs along the western boundary of Sierra Madre and is shared by Pasadena and Sierra Madre. As Michillinda Avenue leaves Sierra Madre south of Orange Grove Avenue, it is shared by Pasadena and Arcadia. Michillinda Avenue is classified as a four lane major street in Sierra Madre (84'/64') and as a four lane secondary arterial in Arcadia (80'/60'). Michillinda Avenue is not classified by Pasadena. Currently, Michillinda Avenue has two lanes along the Sierra Madre/Pasadena segment and four lanes along the Arcadia/Pasadena segment.



Following is information regarding traffic volumes and volume/capacity ratios:

Road Segment	Peak Hour	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
<b>Michillinda Avenue</b>				
North of Grandview	350	3,300	15,000	0.22
Grandview-Sierra Madre	770	7,300	15,000	0.49
Sierra Madre-Orange Grove	1,130	10,700	15,000	0.71

Table L11

### Collector Streets

Collector streets are intended to carry traffic between residential neighborhoods and the arterial street network. They are generally two-lane roadways which have a mixture of residential and commercial land uses among them. Based upon planning criteria developed by the U.S. Department of Transportation and other agencies, average daily traffic volumes on collector streets should be held below 15,000 vehicles per day in order to maintain acceptable levels of service at intersections and to preserve the ambiance of adjacent land uses. Higher density residential land uses or side yards of single family homes would be appropriately located adjacent to collector streets. Local commercial development is also appropriate for collector streets.

Two streets in Sierra Madre can be classified as "collector streets" - **Baldwin Avenue** and **Sierra Madre Boulevard**. Baldwin Avenue is classified as a four lane collector street in Sierra Madre (80'/64') and as a four lane secondary arterial in Arcadia (80'/60'). These classifications are consistent although the curb to curb width would change by four feet at the city boundary. Currently, Baldwin Avenue has two lanes in Sierra Madre and four lanes in Arcadia.

Sierra Madre Boulevard is classified as a four lane collector street in Sierra Madre (80'/64') and as a four lane secondary arterial in Arcadia (80'/60'). These classifications are consistent although the curb to curb width would change by four feet at the city boundaries. Currently, Sierra Madre Boulevard has two lanes in Arcadia and Sierra Madre.

West of Michillinda Avenue, Sierra Madre Boulevard enters Pasadena and widens to become a four lane divided roadway. It is classified as a principal mobility corridor in Pasadena, but is not planned to be further widened. Although the four lanes on each side of the city boundary would be consistent, there is a median divider in Pasadena while none exists in Sierra Madre.





Road Segment --	Peak Hour	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
<b>Baldwin Avenue</b>				
North of Grandview	140	1,300	15,000	0.09
Grandview-Sierra Madre	450	4,300	15,000	0.29
Sierra Madre-Orange Grove	800	7,600	15,000	0.51

Table L12

Road Segment	Peak Hour	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
<b>Sierra Madre Boulevard</b>				
Michillinda - Baldwin	810	7,700	15,000	0.51
East of Baldwin	670	6,400	15,000	0.32

Table L13

### Local Collector Streets

Local collector streets or “feeder” streets are similar to collectors in that they carry traffic between residential neighborhoods and the arterial network; however, they are almost solely residential in character. Feeder streets generally have single-family or multi-family residences fronting in the street and are therefore, intended to carry lower volumes of traffic than collector streets; usually below 7,500 vehicles per day.

There are four local collectors in Sierra Madre - **Lima Street, Mountain Trail Avenue, Grandview Avenue, and Orange Grove Avenue.**

Grandview Avenue is two lanes (60'/40') in Sierra Madre and Arcadia. The City of Arcadia, however has classified Grandview as a four lane secondary arterial (80'/60'). There are no known plans to improve Grandview to a four-lane arterial at this time.

Orange Grove Avenue runs along the southern boundary of Sierra Madre and is shared with the City of Arcadia. It is classified as a two lane local collector street in Sierra Madre (60'/40') and as a two lane collector street in Arcadia (60'/40'). Orange Grove currently has two travel lanes. In September 1995, the cities of Arcadia and Sierra Madre embarked on a major street improvement project that levelled, repaved, and improved drainage of the road surface.



West of Michillinda Avenue in Pasadena, the name of Orange Grove Avenue changes to Greenhill Road, a two lane local street.

Road Segment	Peak Hour	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
<b>Grandview Avenue</b>				
Michillinda - Baldwin	270	2,600	7,500	0.35
East of Baldwin	250	2,400	7,500	0.32

Table L14

Road Segment	Peak Hour	Daily Traffic	Existing Capacity	Volume/Capacity Ratio
<b>Orange Grove</b>				
Michillinda - Baldwin	440	4,200	7,500	0.56
East of Baldwin	370	3,500	7,500	0.47

Table L15

No traffic counts were available for Lima Street and Mountain Trail Avenue.

### Local Streets

Local streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve through traffic traveling from one location in the city to another, but solely to serve traffic with an origin or destination of that street. Traffic volumes on a local street should not exceed 2,500 per day or 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units, presence of schools, and other factors. These factors may dictate the need for lower traffic volumes than 2,500 per day.

All other public streets in Sierra Madre are local streets.

### **Accident Locations**

The majority of traffic accidents occur along Sierra Madre Boulevard and Baldwin Avenue, the two most heavily traveled streets in the City. Accidents at these locations accounted for 62% of the total accidents in Sierra Madre in 1995. The most significant cause of accidents are unsafe backing out of a parking lot or parking space, failure to yield and speeding.



Since 1990, Sierra Madre has had an average of 80 to 100 traffic accidents per year. The majority of the accidents are minor in nature. Sixteen to twenty percent of the accidents involve only minor injuries, and the last fatal accident in the City occurred in 1992.

**Traffic Signals**

There are no signalized intersections in the City of Sierra Madre. Traffic volumes and volume/capacity ratios do not warrant the installation of signals.

**Bike Routes**

Local Transportation funding (SB821) provides the necessary resources for the planning and development of the City's bikeway plan. The City bikeway plan has been designed to meet the needs of the bicycle enthusiast by providing a dedicated bicycle lane/route along Sierra Madre Boulevard from Michillinda on the west to the eastern city limit. The bike plan provides a combination of signage and striping to identify the lanes of travel for the biking public.

**Truck Routes**

The following road segments are truck traffic routes for the movement of vehicles exceeding a maximum gross weight of three tons:

- a. Michillinda from the southerly city limits northerly to Sierra Madre Boulevard;
- b. Sierra Madre Boulevard from Michillinda easterly to Mountain Trail;
- c. Mountain Trail from Sierra Madre Boulevard northerly to Montecito;
- d. Montecito from Mountain Trail westerly to Baldwin Avenue;
- e. Baldwin Avenue from Montecito southerly to the city limits.

**Future Traffic Demands**

Under the land use designations and population growth projections contained in this general plan, it is not anticipated that traffic will significantly increase on streets in the City of Sierra Madre.

**C. Transportation Issues**

The following issues have been identified as primary:

1. Pedestrian and vehicular safety at certain locations in the City.
2. Public parking opportunities in the downtown and in the Sierra Madre Canyon.
3. Street width and configurations vis a vis public safety and emergency evacuation situations.





**D. Goals, Objectives and Policies**

Summary of Goals

1. Maintain the safety and conditions of Sierra Madre's streets.
2. Keep traffic congestion at a minimum in all areas of Sierra Madre so that no stop lights are required to be installed in the city.
3. Reduce through traffic on residential streets to preserve quiet, neighborhoods.

Objectives and Policies

Objective **L46**: Provide and maintain the amount and types of roadways necessary for the movement of people and goods in the City.

Policies:       **L46.1** Maintain the existing street classification system for the City of Sierra Madre

**L46.2** Require any new roads to be local streets for residential purposes.

Objective **L47**: Improve streets to maintain levels of service, vehicular safety, and pedestrian safety.

Policies:       **L47.1** Develop a circulation plan for pedestrians with an emphasis on safety, particularly for seniors and the disabled.

**L47.2** Develop a streetscape master plan which contains traffic slowing techniques and reduction of the number of driveways on Sierra Madre Boulevard.

**L47.3** Install mirrors on blind streets in the canyon.

**L47.4** Improve pedestrian crossing opportunities - eliminate painted crosswalks where they provide a false sense of security.

**L47.5** Use HES money to improve street signage and centerline markings.



Objective **L48**: Protect residential neighborhoods from the intrusion of through traffic.

Policy:           **L48.1** Maintain and enforce speed limits which address the residential nature of local collector and local streets.

Objective **L49**: Provide off-street parking requirements, on-street parking and public parking facilities to maximize parking opportunities and address future parking needs.

Policy:           **L49.1** Maintain on-street parking in the downtown which is safe for motorists, pedestrians, and sidewalk diners.

Objective **L50**: Enhance the aesthetic character and safety of residential streets by addressing nighttime parking.

Policy:           **L50.1** Maintain an ordinance prohibiting overnight parking on residential streets.

Objective **L51**: Maximize accessibility for the disabled.

Policies:       **L51.1** Make streets handicap accessible with more ramps and curb cuts.

**L51.2** Identify locations for handicap parking stalls on the street.



**IMPLEMENTATION PROGRAMS**

The City of Sierra Madre intends to implement the following programs which address the objectives and policies of the Land Use Chapter of the General Plan.

**Zoning Ordinance**

The zoning ordinance is the primary method used by a jurisdiction to exercise its police power and regulate land use. The ordinance contains text, illustrations and a zoning map. It regulates the use of property and the development standards relating to the use of the property. The uses are put into general categories such as "commercial", "residential" and so on. Some uses are permitted by right and some are permitted under certain conditions. The related development standards include height, setbacks, lot coverage, parking requirements, design requirements and so on.

The existing zoning ordinance for the City of Sierra Madre has been in place for over forty years and has been updated as needed. A complete review of the current ordinance will take place to comply with Government Code Section 65860 which mandates consistency between the zoning ordinance and the General Plan.

The following revisions will be required:

- A. The zoning map will be revised so that the zoning and general plan designations are the same.
- B. Chapters will be written for the land use categories "Residential Canyon", "Mixed Use", "Public", and "Institutional".
- C. Development standards will be written to implement "business friendly" economic development policies.
- D. Development standards will be written to address new policies relating to residential development, including policies required by the State Housing Law.
- E. A historic preservation chapter will be added.
- F. Specific, fair, economically feasible and administratively enforceable language will be written to





ensure that the zoning ordinance is enforced in a way that meets the intent of the General Plan.

- G. A process for approving master plans, specific plans, and development agreements will be included.

**Specific Plans**

Government Code Section 63450 authorizes cities to adopt specific plans for implementing their general plans in designated areas. These are most often used to ensure that multiple property owners adhere to a common development plan.

**Master Plans**

The City will wish to require a master plan for the development of a large or significant property under one ownership or one use to ensure that cumulative impacts of the development are analyzed and that development does not occur in a piecemeal fashion. In order to get a better overall development of a site, the master plan may allow for certain flexibilities that the zoning ordinance would not otherwise allow. The City should have the ability to exact benefits from the developer in exchange for the flexibility.

**Subdivisions**

The General Plan does not provide for any changes to policy regarding the subdivision of land. However, it will be necessary to review the City's subdivision regulations to ensure that they are consistent with the policies proposed.

**Development  
Agreements**

Development agreements are a mechanism by which a city and developer enter into a binding contract to ensure development benefits to both parties. The city is assured that a development project will be of an appropriate type, character and quality. It also provides the city with additional "benefits" of a physical or monetary nature as negotiated to offset the impact of the city's relinquishment of regulatory rights during the term of the agreement.

The developer is assured that the proposed project will not be adversely affected by subsequent changes in city regulations. This assurance allows the developer to secure project financing.

This is a technique which should be used only when there are clear benefits to the City. It may be most useful in conjunction with master plans.

**Redevelopment**

In 1974, the City established a Redevelopment Agency and Redevelopment Plan pursuant to Section 33355 et. seq. of the Health



and Safety Code of the State of California. One project area was established under the plan. The project area is located in the commercial district of Sierra Madre and generally follows the boundaries of the commercial and manufacturing land use designations contained in this plan. It extends further to the east and encompasses several blocks of residential property as well as the city owned land at Sierra Madre Boulevard and the eastern city boundary.

It is not anticipated that any new redevelopment areas will be established. Any plans completed related to the existing project area will be consistent with the goals of this document.

**Development Review** New development is subject to review by city staff and in some cases, particularly for multiple unit residential projects, by the Planning Commission of the City. The City should consider the thresholds it desires for such review to ensure that the goals of the General Plan are being met.

**Environmental  
Review**

The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account prior to approval. Certain projects are exempt from such review. If a project is not exempt, then an initial study must be prepared to determine if any significant impacts are likely to result from the project. If it is determined that no significant impacts will result, a "negative declaration" may be prepared by the City. If it is determined that certain conditions must be placed on a project in order to mitigate significant impacts, then a "mitigated negative declaration" may be prepared by the City. If it is determined that significant impacts may occur which cannot be mitigated, then an environmental impact report will be prepared. All environmental documentation is intended to inform the public and decisions makers as to the impacts of projects. Environmental review does not determine whether or not a project will be approved.

The City may wish to adopt regulations which further clarify the City's policies regarding environmental review.

**Economic  
Development**

An economic development program was approved by the City Council in 1995. The list of goals and projects contained in the plan should be updated and monitored on a regular basis.



**Code Enforcement**

Enforcement of the City's general plan and municipal code is a high priority. Historically, assigned code enforcement staff has prioritized code enforcement efforts by addressing those issues which have had an impact on a community member or group of community members (complaint based). This should continue to be City policy. However, it is also important that the City identify targeted issues for code enforcement (such as business license compliance, sign regulation compliance, etc.) on a regular basis.

**Public Information\ Streamlining**

The City shall identify customer service as its highest priority and ensure that city regulations and policies are made as clear, simple and accessible as possible. Permit streamlining will ensure that the public receives thorough and expedited services relating to private property development and use. Public information materials will be kept updated and available. In addition, due process will be ensured by requiring adequate notice is given for development projects.

**Intergovernmental Coordination**

It is important that the City of Sierra Madre remain apprised of development in the neighboring cities of Arcadia and Pasadena so that any potential impacts are identified and discussed. In a reciprocal way, the City should continue to notify adjacent jurisdictions of planning and development activity in Sierra Madre.

City staff, appointed and elected officials should continue to participate in regional and subregional planning efforts as required.





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# *The City Of Sierra Madre General Plan*

## *CHAPTER TWO Resource Management*





### Introduction

The Resource Management section contains six components: hillside, tree preservation, water, waste management/recycling, and air quality. These are all required as part of the state mandated conservation element.

### Statutory Requirements

Government Code Section 65302(d) requires a conservation element. The purpose of the element is to address conservation, development, and utilization of natural resources. These include water, forests, soils, rivers, harbors, minerals, etc. Further, Section 65560 requires a "local open space plan" which is the contents of the open space element of the General Plan. There are four categories of open space defined: 1) open space for the preservation of wildlife; 2) open space for the production of resources (forests, agriculture, fisheries, etc.); 3) outdoor recreation; 4) areas of potential hazard (fault zones, unstable soil, watersheds, etc.)

Pertinent conservation and open space resources in Sierra Madre are water, trees, hillside areas, parkland, and historic/scenic resources. Water, trees, and hillside preservation are included in this Resource Management Chapter along with sections on waste management and air quality. Urban parks and recreation facilities are included in Chapter Four on Community Services and historic resources are discussed in Chapter One on Land Use.



## **Section One – Hillside Preservation**

### **A. Overview of Existing Conditions**

The City of Sierra Madre is known for its scenic foothills which hold land forms, slopes and vegetation of a unique quality. The City has established a hillside management zone in the City's zoning ordinance to provide direction to limit development to that which is sensitive to the unique characteristics found in the hillside areas. The hillside management zone sets forth a mandate to preserve the identity, image and environmental quality of the City and to maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes and drainage patterns.

Sierra Madre is committed to preserving the hillside areas and ensuring that development in the hillside is located in those areas resulting in the least environmental impact. The hillside zone contains development standards and procedures which require extensive planning and environmental information prior to the City making a determination on project requests. The development standards ensure sensitivity to the terrain and prevent overdevelopment which could destroy the natural environs. The City requires that all development in the hillside areas be designed to fit the existing land form and preserve significant features of the natural topography. Development must also be done with the most minimal amount of grading and removal of natural vegetation, and prevention of land instability and fire hazards.

Standards for development in the hillside areas outline specific requirements for drainage, grading, architectural controls for site design, and building design to be sensitive to the natural terrain, as well as fencing, and landscaping.

### **B. Goals, Objectives and Policies**

The following section describes the goals, objectives and policies established by the City to preserve the hillside areas in Sierra Madre.

#### Summary of Goals

1. Preserve the identity, image, and environmental quality of hillside areas.
2. Encourage as much hillside land as possible be acquired by a non-profit open space conservation organization to prevent the development and promote the protection of hillside land as open space.
3. Provide public access to the San Gabriel Mountains via parks, trails and roads.





Objectives and Policies

Objective **R1**: Continue to protect hillside areas to preserve their unique character.

Policies:       **R1.1** Protect the hillside areas by requiring development to taken into account the natural slope.

**R1.2** Maintain a reasonable hillside development ordinance.

**R1.3** Protect hillside areas to limit cut and fill and build to fit the contours of the land.

Objective **R2**: Encourage the purchase of hillside properties by non-profit organizations dedicated to preserve open space.

Policies:       **R2.1** Assist the Sierra Madre Mountains Conservancy in the application of funds to purchase hillside property.

**R2.2** Designate properties purchased by the Conservancy as "open space."



## **Section Two - Tree Preservation**

### **A. Overview of Existing Conditions**

The City of Sierra Madre has demonstrated a strong commitment to tree preservation. Indigenous oak and other native ornamental trees are dominant features of the City's landscape. Not only do the City's many trees significantly enhance the aesthetics of the community, they improve air quality, act as buffers against the elements and reduce noise.

The Sierra Madre City Council has instituted tree preservation and protection measures, adopting a Tree Preservation and Protection Ordinance. The ordinance establishes basic standards and measures for preserving and protecting the City's public trees and the last vestiges of the City's landmark oak trees located on undeveloped private property. The ordinance also specifies the requirements for planting trees on public property in or adjacent to newly planned or renovated commercial and residential developments.

The City has also established a Tree Preservation Commission charged with carrying out the measures in the tree preservation ordinance, and with preparing a street landscaping plan. The Tree Preservation Commission reviews development proposals in order to preserve significant trees on property targeted for development. The Commission also recommends mitigation measures to lessen the impacts on trees as a result of the construction activity. In addition, the Tree Preservation Commission surveys the types of trees suitable for planting along City streets, and recommends native species where possible.

### **B. Goals, Objectives and Policies**

The City has established the following goals, objectives and policies for tree preservation in Sierra Madre.

#### Summary of Tree Preservation Goals

1. Continue to preserve and protect existing trees and promote increasing the stock of trees in the City.

#### Objectives and Policies

**Objective R3:** Maintain and enhance the City's significant resource of trees.

**Policies:**           **R3.1** Continue to develop public awareness and support for the City's tree ordinance.

**R3.2** Develop future tree preservation and protection measures.



**R3.3** Develop a master plan for the City's parkways.

**R3.4** Develop a recommended tree list for parks and parkways.

**R3.5** Take and maintain an inventory of trees located on City property including parkways, parks and other locations.

**R3.6** Publish a basic tree maintenance and care brochure for residents.

**R3.7** Continue to provide a monthly tree expert for assisting the City and the private sector regarding tree removal, tree trimming, root pruning, identifying tree diseases, and grading that might affect trees.

**R3.8** Continue to monitor new developments with regard to grading effects on trees, tree removal and replacement.

Objective **R4**: Develop funding sources for maintaining and enhancing tree preservation and planting.

Policies: **R4.1** Locate financial assistance for trimming and care of trees.

**R4.2** Solicit the community and business owner's participation in the Adopt-A-Tree Program which is geared towards maintaining and caring of City trees.

**R4.3** Have fund raisers to provide training for City personnel in the art of tree trimming or hire an experienced tree trimmer.





### **Section Three-- Water Resources**

#### **A. Overview of Existing Conditions**

Sierra Madre residents have a great deal of concern about the City's water supply. The water system is isolated and independent from other systems in neighboring jurisdictions. During the development of the General Plan, the community has been vocal about the need to consider water resources in concert with future development and demands on available water.

##### *Water System*

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). The SMWD provides water to all of its residents and commercial uses totaling approximately 3,700 connections. The current water demand is approximately 1.57 million gallons per day and the current peak hour of demand is 6:00 p.m. The City draws approximately 2,900 acre feet per year from the local groundwater basin. The SMWD owns and maintains approximately 46.13 miles of water lines.

The Sierra Madre Water District uses only local sources of water derived from wells, tunnels, and surface sources. As a result, the City does not have the need for a water wholesaler. There are water well facilities owned by the City located at the City Yard and two tunnel water sources in the hills near Little Santa Anita Dam. In addition, the City receives surface water from the Big Santa Anita Canyon Dam in which water is transported to the spreading basins at the City Yard that replenishes the East Raymond Groundwater Basin.

Water is stored at five reservoir sites in Sierra Madre. These sites contain a total of eight reservoir tanks with a total capacity of approximately 7.1 million gallons.

The City has four wells, numbers 3, 4, 5 and 6 with estimated capacities of 1,300, 1,500, 1,800 and 1,600 gallons per minute respectively. Water is pumped from the individual wells and sent via discharger pipelines to a 400,000 gallon settling basin reservoir. Water from wells three and six are sent into a manifold and then into a 12-inch pipe connecting to the settling basin reservoir. The water is then sent out of the settling basin reservoir into the distribution system to another reservoir. They then pump the water to two other reservoir basins.

The tunnel water source is located in the hills at the base of Little Santa Anita Canyon Dam. Tunnels are essentially horizontally drilled wells that collect water, similar to a vertical well, and convey water. Water is diverted from the tunnels to a blending facility where it is chlorinated, and blended with well water for fluoride control. From the blending facility, the water is discharged to a reservoir and then is introduced into the distribution system. Presently, the tunnel water is discharged along with surface water from the two dams to the City yard spreading basin.



Surface water from Big and Little Santa Anita Canyon Dams is discharged into the spreading basins at the City Yard. Both dams are owned and maintained by the Los Angeles County Public Works Department. Once the dams reach their holding capacity, the County Public Works Department has an agreement with the SMWD to discharge the water to the City's spreading basins at the City Yard.

Water Treatment. The City of Sierra Madre has been granted a Fluoride Variance from the State Department of Health Services (DHS). Sierra Madre first requested the variance in the beginning of 1994. Sierra Madre pioneered the California Law Assembly Bill 2681 which authorizes the DHS of the State of California to grant water utilities a variance from the state's fluoride drinking water standard 1.6 milligrams per liter (mg/l). The variance allows water utilities to serve water which exceeds the state's drinking water standards but shall not exceed 3.0 mg/l which is 75 percent of the primary maximum contaminant level (M.C.L.) Of 4.0 mg/l established by the United States Environmental Protection Agency (USEPA). However, the USEPA has set a secondary standard M.C.L. of 2.0 mg/l. With this variance, the Sierra Madre Water Department (SMWD) is able to operate its water system in a more economical manner and within the guidelines established by DHS.

On June 6, 1995, the DHS conducted a public hearing in the City of Sierra Madre to determine if there was substantial public opposition to the City receiving a variance from the California drinking water standard for fluoride. The hearing is required by the California Health and Safety Code. Of the approximately 30 people in attendance, sixteen presented comments and only one was not in favor of the variance. More than 100 written responses supported the variance. Therefore, the DHS found that there was not substantial opposition to the City receiving the variance. It should be noted that due to the fluoride concentration of Sierra Madre's drinking water, additional fluoride products are not necessary for children.

Tunnel water and well water are chlorinated prior to being blended in a four chamber blending basin. A chlorination station for well water was built in 1993 at the Sierra Madre City yard.

Water Delivery System. At present, the five reservoir sites in the City distribute water to residential and commercial connectors in Sierra Madre. The water is dependent on gravity flow from higher elevations to maintain city pressure standard. Due to the topography and various elevations of the City, Sierra Madre is divided into three water pressure zones.

#### *Future Water Supply*

Historically, the Sierra Madre Water District has relied on all of its sources, wells and tunnels, to keep up with City demands. Because of the built-out nature of the city, negative population growth in recent years, and a land use and zoning approach that maintains current density of development, the City does not foresee a significant increase in demand on the system.



Water Conservation

Water conservation can be considered an additional source of potable water because it frees up water that otherwise might be used inefficiently. The City adopted a Water Conservation Ordinance in March 1991 that involved a series of procedures for drought emergencies.

**B. Goals, Objectives and Policies**

The City has established the following goals, objectives and policies for water in Sierra Madre.

Summary of Water Goals

1. Conserve the City's water resources.
2. Maintain high quality of drinking water.
3. Ensure that future growth is linked to the availability of water.

Objectives and Policies

Objective **R5**: Ensure the optimal use of water resources.

- Policies:
- R5.1** Protect settling basins for water collection.
  - R5.2** Actively follow state legislative and policy actions to ensure that Sierra Madre is able to use all of its water.

Objective **R6**: Increase water availability in order to have an alternate source in case of emergency, to generate revenue, and to increase the overall supply of water.

- Policies:
- R6.1** Work with Raymond basin to establish a physical interconnect between the East and West Basin thereby making possible the use of storage rights.
  - R6.2** Implement agreements with adjacent jurisdictions to lease storage rights in exchange for water resources.

Objective **R7**: Maintain the City's water treatment and delivery system.

- Policies:
- R7.1** Charge water usage fees which anticipate capital improvement needs.





**R7.2** Develop a capital plan for the maintenance of the City's water facilities.

Objective **R8**: Ensure adequate water availability for future growth in the City.

Policies: **R8.1** Adopt and maintain an urban water management plan.

**R8.2** Evaluate water availability in conjunction with public and private development projects.

Objective **R9**: Conserve water during times of drought

Policies: **R9.1** Prohibit washing of concrete surfaces such as sidewalks and driveways with a hose.

**R9.2** Regulate water used for decorative fountains.

**R9.3** Require restaurants to limit use of drinking water.

**R9.4** Restrict hours of water usage for landscape and irrigation.



## **Section Four -- Waste Management/Recycling**

### **A. Overview of Existing Conditions**

#### *Waste Management*

Sierra Madre has a contract with Western Waste Industries to collect residential waste. Businesses in the City contract privately for trash collection service. Refuse collection is conducted twice a week - one pick-up for green waste and one for trash and recyclables - by Western Waste. Western Waste collects the trash from disposal bins once a week along Sierra Madre Boulevard and Baldwin Avenue. In addition, the Public Works Department checks these bins on Monday and Fridays for additional pick-up. Public Works is responsible for collecting waste at the City parks at a minimum of once a week. The waste from the parks and from Sierra Madre Boulevard and Baldwin Avenue is taken to the City yard, which is then collected by Western Waste.

Sierra Madre's solid waste is generally hauled to a local transfer station operated by Western Waste. From the transfer station, the non-diverted wastes are hauled to Scholl Canyon Landfill in Glendale (primary) and Azusa Western Landfill in Azusa (secondary).

#### *Recycling*

In meeting the waste diversion and recycling requirements of Assembly Bill 939 (Waste Reduction and Recycling Act), the City is involved in curbside recycling with the assistance of Western Waste. Residents separate organic and non-organic materials in containers provided by the company and the material is picked-up once a week. Green waste is collected separately on a different week day.

In addition to the curbside recycling program, there is a drop-off recycling center located in Sierra Vista Park. The drop-off center consists of two medium sized bins for office paper and cardboard. The center is used primarily for businesses not participating in curbside recycling. Sierra Madre has a contract with Western Waste to haul the recyclables to one of its transfer stations. In addition, City Hall recycles office paper also collected by Western Waste. The City's contract with Western Waste for recycling serves primarily residential neighborhoods, as well as the drop-off center and City Hall. The contract does include some participating businesses.

Approximately 29 percent of the waste generated in Sierra Madre is diverted as a result of the curbside recycling program. This is a favorably high percentage relative to other cities in the San Gabriel Valley. The City expanded the program in the 95/96 fiscal year to include all businesses. In efforts to provide alternative solid waste diversion techniques, the City encourages the use of composting and has provided space behind City Hall for a demonstration



program operated by volunteers. The City also sells compost bins at a subsidized rate for composting.

*National Pollutant Discharge Elimination System (NPDES)*

In 1972, the Federal Water Pollution Control Act (also referred to as the Clean Water Act (CWA) was amended to provide that the discharge of pollutants to waters of the United States from any point source is prohibited, unless discharge is in compliance with the National Pollutant Discharge Elimination System (NPDES) permit.

In California, the NPDES Permit Program is administered by the California Water Resources Control Board. Each of the Regional Water Quality Control Boards throughout the United States issues NPDES permits and sets water quality objectives within their region.

The City of Sierra Madre is a co-permittee under Board Order No. 90-079, Waste Discharge Requirements for Storm Water / Urban Runoff Discharge in Los Angeles County, adopted June 18, 1990. Under this permit, the City is responsible for full compliance with all NPDES permit requirements.

The NPDES program requires the Principal Permittee and the Co-Permittee to develop and implement a system of Best Management Practices (BPM's). For the purpose of the NPDES permit, a BPM is defined as a practice which will reduce pollutants in our storm water and urban runoff. Examples include: Upgrading storm drain facility maintenance, developing outreach programs to increase public awareness about our storm drain system and the importance of storm water quality, modifying construction methods to minimize impacts from erosion and debris and an area-wide catch basin stenciling program.

Sierra Madre continues to work with surrounding cities and agencies to develop a comprehensive plan, with implementations schedules to improve and update existing BMPs aimed at minimizing pollution and improving the quality of storm water / urban runoff discharging into the storm drainage system, and finally into the ocean. At this time, all local agencies are coordinating their efforts with the County of Los Angeles to insure that the final "plan" that is adopted for the NPDES permit meets or exceeds the needs of all parties concerned with the proper management of storm water / urban runoff.

**B. Goals, Objectives and Policies**

The City has established the following goals, objectives and policies for waste management and recycling in the City of Sierra Madre.

Summary of Waste Management and Recycling Goals

1. Achieve a high level of recycling of materials, by individuals, businesses, and City government.





2. Maintain a healthy and clean City.

Objectives and Policies

Objective **R10**: Ensure adequate trash collection for Sierra Madre residents and businesses.

- Policies:
- R10.1** Maintain a contract with a waste hauler to provide service to residences for trash collection.
  - R10.2** Evaluate the possibility of contracting with a single waste hauler to provide trash collection services to commercial businesses, thereby simplifying the commercial recycling program.
  - R10.3** Provide opportunities for the disposal of large household items.

Objective **R11**: Continue to improve the waste diversion and recycling programs already in place.

- Policies:
- R11.1** Cardboard should be collected at sites in the business district.
  - R11.2** When markets for new types of plastic open up, the City should begin collecting them.
  - R11.3** Begin a recycling program to induce builders to separate and recycle discarded building materials (lumber, metal, cement, etc.)
  - R11.4** City offices shall purchase and use post-consumer and recycled products as much as possible.
  - R11.4** Promote green waste and recycling programs such as "green and clean" which increases the usage of green waste for compost and reduces the amount of green waste exported.

Objective **R12**: Require that toxic and hazardous waste be disposed of properly.

- Policies:
- R12.1** Provide information to community members regarding free household hazardous waste pick-up



sponsored by the Los Angeles County Department of Public Works.

Objective **R13**: Provide adequate waste disposal systems to meet the demands of existing and new development.

Policies:       **R13.1** Provide for adequate trash removal, installation and maintenance of trash receptacles on streets and in parks, and regular street sweeping.

Objective **R14**: Continue to develop a comprehensive NPDES plan that meets or exceeds state standards which are currently being developed.

Policies:       **14.1** Plan and schedule implementation for additional BMP's;

**14.2** Implementation plan for procedures to detect and eliminate illegal discharges and illicit disposal practices;

**14.3** Plan for measures to control pollutants in surface runoff;

**14.4** Program to promote; publicize and facilitate public reporting of illegal dumping activities;

**14.5** Develop public education and outreach programs with regard to catch basin and storm drainage systems;

**14.6** Identification of manhole, catch basin and stationing information;

**14.7** Area-wide catch basin stenciling program (universal stencil to discourage dumping).



## **Section Five - Air Quality**

### **A. Overview of Existing Conditions**

The City of Sierra Madre's airshed is part of the South Coast Air Basin, historically one of the most polluted in the nation. The area is called a basin because its geographical formation is that of a depression, with the surrounding mountains containing the air, and the pollutants in the valleys and basin below. The basin contains pollutants generated by dense population centers, heavy vehicle traffic and industry. These conditions have led to some of the earliest and strictest controls on land use and vehicles.

Atmospheric conditions also affect the Southern California basin. Most important of these are the sea breezes from the Pacific Ocean that push pollutants inland where the mountains, as mentioned, act as a barrier to the horizontal dispersion of the pollutants. Compounding this condition is an inversion layer which acts as a lid, preventing the pollutants from escaping upward.

Sources of pollution can be categorized into short term and long term impacts. Short term air pollutants result from equipment and dust generated during grading and site preparation. The EPA estimates that construction activities for a large development project can add 1.2 tons of fugitive dust per acre of soil distributed per month of activity.

Long term impacts are generated by pollutants which produce poor ambient air quality (smog). In the South Coast Air Basin, two components interact to produce the high pollution concentrations and smog: emissions and atmospheric conditions. The SCAQMD refers to emissions as either stationary or mobile. Mobile sources refers to motor vehicles and these create approximately two-thirds of the basin's air problem. Stationary sources refer to a fixed points such as a factory and these create the remaining emissions.

Air quality controls in California is governed by the federal Clean Air Act of 1990 and by the California Health and Safety Code, particularly the California Clean Air Act of 1989. The federal and state Clean Air Acts require the preparation of a plan to reduce air pollution to healthful levels. The Southern California Association of Governments (SCAG) and the South Coast Air Quality Management District (SCAQMD) are charged with preparing the Air Quality Management Plan (AQMP), the most recent of which was adopted by AQMD in 1994 and by the Air Resources Board that same year.

The Air Quality Management Plan is designed to comply with the provisions of the 1988 Clean Air Act and the 1990 federal Clean Air Act Amendments, to accommodate growth, to reduce the high levels of pollutants within the Basin, and to meet federal standards for all pollutant by 2010. Principal control concepts for improving the Basin's air quality include: extensive use of clean fuels, transportation control measures, market incentives, and facility permitting.





Air quality standards are health based and are set at levels to protect the most sensitive members of the population. There is mounting evidence of the negative health effects of long term exposure to air pollution especially on adults who are ill or have long term respiratory problems and in young children whose lungs are not fully developed. Facilities which house persons who are potentially sensitive to air pollution are called "sensitive receptors." In Sierra Madre, sensitive receptors have been identified as pre-schools, schools, a hospital, and board and care facilities.

The main source of air pollutants in Sierra Madre are emissions from motor vehicles. Most pollution is generated by cold engine starts and in the first few miles of travel. There are no heavy industrial or manufacturing uses in the City. There are some light manufacturing uses, such as a furniture manufacturer, welder, dry cleaners and some biological laboratories. In addition, there are no body shops, car painting or metal plating companies in the City that would be sources of air pollutants.

#### **B. Goals, Objectives, and Policies**

The following section discusses the goals, policies and objectives established by the City for air quality.

##### Summary of Goals

1. Promote air quality that is compatible with health, well being, and enjoyment of life.

##### Objectives and Policies

Objective **R15**: Continue to work toward the attainment of safe air standards.

Policies: **R15.1** Cooperate with the South Coast Air Quality management District and incorporate the provisions of the Air Quality Management Plan.

**R15.2** Prohibit the development of land uses and land use practices which would contribute significantly to poor air quality.

**R15.3** Establish controls and monitor uses in the City which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basin's degradation (e.g., furniture manufacturers using paints and finishes, automobile repair, printing, and reproduction, and dry cleaners).



**R15.4** Encourage and participate in regional initiatives and programs to improve the South Coast Air Basin's air quality.

Objective **R16**: Reduce the amount of vehicular emissions in Sierra Madre.

Policies:

**R16.1** Establish a transportation system management program to encourage the use of transit, car pooling, shuttles and other transportation options to reduce vehicle miles traveled and vehicle trips.

**R16.2** Investigate the feasibility of using automobiles and other vehicles which use zero or low emission fuels for the City's fleet of vehicles.

**R16.3** Require dust abatement measures during grading and construction operations.

**R16.4** Allow for local job opportunities (including home based businesses and telecommuting) and local commercial services in the City's zoning code.

**R16.5** Provide opportunities for the development of residential units in concert with commercial uses.

**R16.6** Provide and enhance local transit service (Dial-A-Ride) to reduce personal vehicle trips.

**R16.7** Establish park and ride lot(s) to encourage car pooling.

Objective **R17**: Increase transit services to Sierra Madre residents

Policies:

**R17.1** Establish links to the MTA light rail system ("blue line")

**R17.2** Pursue funding sources for facilities and programs linked to regional transit.

Objective **R18**: Reduce fugitive dust generated from the use of gardening equipment.

Policy:

**R18.1** Review current guidelines regarding the use of gas powered lawn equipment and consider restricting



the type of equipment and hours and duration of operation.





**IMPLEMENTATION PROGRAMS**

The City of Sierra Madre intends to implement the following programs which address the objectives and policies of the Resource Management Chapter of the General Plan.

**Hillside Ordinance**

The Hillside Zone Chapter of the Municipal Code should be reviewed periodically to ensure that the stated policies and standards are meeting the City's hillside preservation goals.

**Tree Preservation  
Ordinance**

The tree preservation ordinance should be reviewed periodically to ensure that the stated policies and procedures are effective in preserving trees.

**Urban Water  
Management Plan**

An urban water management plan will be adopted according to Sections 10610 through 10656 of the California Water Code. The Urban Water Management Planning Act was enacted in 1983 to ensure long range planning for the use of water resources.

**Water Conservation  
Ordinance**

Chapter 13.20 of the Municipal Code is the Mandatory Water Conservation Plan. This is in place to protect the general public health, safety and welfare and to assure an adequate water supply to the community during a period of necessity. The plan minimizes the effects of a water shortage to the water customers of the City and significantly reduces the delivery and consumption of water so that the available supply can be distributed in proportion to the demand.

**Water Delivery System  
Capital Improvement  
Program**

A program will be developed to update and upgrade the infrastructure for the entire water delivery system. Goals of the program will be to automate the system, achieve savings in electricity, conduct a seismic evaluation and upgrade the physical facilities. The program will be designed in phases.

**Regional Coordination**

The City has and will continue to have representatives on the boards of the Raymond Basin Management Board and the San Gabriel Valley Water District.



**Curbside Recycling Program** The City has a contract with Western Waste to meet the requirements of Assembly Bill 939 - the Waste Reduction and Recycling Act. This program will continue to allow for the collection of recyclable household materials as well as green waste. The program should be managed to ensure ease of use by the consumer so that the maximum amount of recycling can be achieved.

**Household Hazardous Waste Round-up** The City will continue to provide information and encourage participation by the community in the Los Angeles County Household Hazardous Waste Round-up.

**National Pollution Discharge Elimination System** The City will continue to participate in this program and will introduce new activities as established by the State of California. These include public information activities, physical improvements to public facilities and enforcement of regulations.

**Congestion Management Plan (CMP)** The CMP is a state mandated program enacted by the State legislature to address urban congestion. The CMP is designed to link land use, transportation and air quality decisions, develop a partnership among transportation decision makers on devising a variety of transportation solutions and propose projects which could be funded with state gas tax funds.

In Los Angeles, the CMP is enacted by the Metropolitan Transportation Authority (MTA). MTA requires each jurisdiction to submit an annual report of construction activities and transit programs. The City calculates debits and credits based on this information, the goal being to mitigate impacts of new development which results in an increase in traffic, with transit measures designed to reduce regional congestion.

**Building and Construction Requirements** The City will require standard conditions to minimize emissions which could negatively impact air quality during the construction process. These are as follows:

*Fugitive dust emission control plan.* This plan will be required from an applicant when property is subdivided and must be written according the AQMD Rule 403.



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*The City Of Sierra Madre*  
*General Plan*

*CHAPTER THREE*  
*Hazard Prevention*







### **Introduction**

The Hazards Prevention Chapter contains five components: fire (state mandated safety element), flood/landslide (state mandated safety element), seismic safety (state mandated safety element), and noise (state mandated noise element).

### **Statutory Requirements**

Government Code Section 65302(g) requires that each city prepare and adopt a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, or dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires.

Government Code Section 65302(f) states that the general plan shall include a noise element which shall identify and appraise noise problems in the community.

California state law does not mandate the preparation of an element establishing policy for fire. It does however, stipulate that emergency preparedness programs be addressed by a mandated safety element.



## **Section One - Fire Safety**

### **A. Overview of Existing Conditions**

Fire protection in Sierra Madre is provided by the only volunteer fire department in Los Angeles County. The fire station is located at 242 W. Sierra Madre Boulevard, next to City Hall. There are currently 44 regular volunteers and 6 reservists constituting the Fire Department Staff. Of the 44 volunteers there is one chief, three assistant chiefs, and one battalion chief and six captains.

The Department responds to an average of 700 calls annually for both fire and medical emergencies. The response time for an emergency is 3-4 minutes from the time the call is received at the dispatch. All calls are received at the Police Department Dispatch which then notifies the on-call volunteers of the emergency.

All volunteers of the Fire Department are equipped with pagers for notification of an emergency. The Department is set-up with a rotating roster, each consisting of 12 to 15 volunteers on-call for a particular day.

In addition to the volunteers, there are two full-time staff members constituting the Bureau of Fire Prevention. These staff members - a fire marshal and a fire inspector - are responsible for building inspection, fire prevention, and the monitoring of the City's Weed and Brush Abatement Program.

The Fire Department has an automatic aid agreement with the cities of Arcadia, El Monte, and Monrovia for second alarm calls. For third alarm calls, mutual aid is provided with the Cities of Covina, West Covina and LaVerne. In addition, Sierra Madre provides first response services for Los Angeles County Fire Department and the U.S. Fire Service in the hillside brush areas immediately outside of Sierra Madre City limits.

The Fire Department also abides by the State Master Mutual Aid Agreement for Area D. This area includes the cities of Pomona, La Verne, West Covina, Covina, Arcadia, Sierra Madre, Monrovia and El Monte. Any of these cities may mutually aid in special calls such as hillside brush fires.

### **B. Goals, Objectives and Policies**

The City has established the following goals, objectives and policies for fire safety in Sierra Madre.

#### Summary of Fire Safety Goals

1. Ensure that Sierra Madre maintains a high level of fire safety for its citizenry.



2. Assure that existing and new development address fire and police protection in a pro-active and preventative way.
3. Participate in mutual aid with cities throughout California and Southern California for assistance.

Objectives and Policies

Objective **H<sub>z</sub>1**: Ensure that adequate service levels of fire protection are maintained within the City of Sierra Madre.

Policies:       **H<sub>z</sub>1.1** Maintain the volunteer fire fighting force.

**H<sub>z</sub>1.2** Provide adequate fire protection to residents, business persons, and visitors to the City.

**H<sub>z</sub>1.3** Provide a more centrally located site for fire equipment in order to reduce response time in more densely populated canyon areas.

**H<sub>z</sub>1.4** Continue to promote public education about fire safety at home and in the work place.

Objective **H<sub>z</sub>2**: Ensure that public safety services are provided in a manner which reflects and is sensitive to the characteristics and needs of Sierra Madre residents, business persons and visitors.

Policies:       **H<sub>z</sub>2.1** Continue to coordinate the provision of fire services with all public safety service providers monitoring their adequacy and responsiveness to community needs.

**H<sub>z</sub>2.2** Encourage, facilitate, and participate in, where appropriate, the establishment of methods of communication between the fire department and Sierra Madre residents to discuss and resolve issues of responsiveness and sensitivity which may arise.

Objective **H<sub>z</sub>3**: Assure that existing and new development address fire protection in a pro-active and preventative way.

Policies:       **H<sub>z</sub>3.1** Require all existing and new development to install and maintain adequate smoke detection systems.





**Hz3.2** Require all new commercial and multiple-unit residential development to install fire protection systems and encourage the use of automatic sprinkler systems.

**Hz3.3** Consider the appropriateness and feasibility of requiring all existing development to install fire protection systems, including the possible use of automatic sprinkler systems.

**Hz3.4** Continue review of building plans by fire inspectors.

**Hz3.5** Consider water availability in quantity and water pressure for safety purposes when considering the size and location of new residential construction.

**Hz3.6** Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the design review process, that new development will not result in a reduction of fire protection services below acceptable levels.

**Hz3.7** Require new development to provide adequate hydrants or reservoirs to accommodate new construction.

**Hz3.8** Protect the wildland/urban interface by limiting further development in canyon areas.

**Hz3.9** Develop plan to manage chemise and chaparral and to provide adequate water systems and access for fire fighting.

**Hz3.10** Adopt hillside development standards which include fire prevention design measures.

Objective **Hz4**: Participate in mutual aid throughout California and Southern California.

Policies: **Hz4.1** Continue to cooperate with Arcadia, El Monte, and Monrovia for second alarm calls, and with the Cities of Covina, West Covina and LaVerne for third alarm calls.



**H4.2** Work with public works staff of adjacent jurisdictions to ensure that roadways are adequate for fire equipment.

Objective **H5**: Continue to make emergency operations and disaster preparedness a priority.

Policies: **H5.1** Update the Emergency Operations Plan.

**H5.2** Maintain a fully operational Emergency Operations Center.

**H5.3** Enlist participation from the community and City staff for emergency operations.

**H5.4** Provide emergency operations training and conduct test runs.

**H5.5** Upgrade emergency operations equipment such as 911 equipment, and the police dispatch system.

**H5.6** Consolidate police and emergency operations services where possible.

Objective **H6**: Continue to conduct brush and weed abatement.

Policies: **H6.1** Mandate annual brush removal from April to June.

**H6.2** Conduct a Brush Awareness night.

**H6.3** Identify funds by way of a tree assessment district or "environmental fund" or other source of funds to pay for vegetation trimming and removal of dead wood on public property and private properties where vegetation is creating a canopy over public rights of way.

**H6.4** Ask for voluntary effort of tree trimming and brush and weed abatement.



## **Section Two - Flood/Landslide**

### **A. Overview of Existing Conditions**

#### *Flooding*

Flooding represents a potential hazard to the population and buildings of a city, and as such, is a concern of the state-mandated public safety element. This section addresses the risks of flooding due to the natural physiography, rainfall, and runoff of the City, and risks associated with flooding due to dam failure.

Within the City of Sierra Madre there are specific areas which are considered to be a special risk for flooding. All of these areas are against the foothills and are of significant risk of flooding and landslides after a brush fire.

The canyon areas above the city are most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to persons and property in abundant rain fall. Flood in the special risk areas can occur rapidly or slowly depending on the heaviness and severity of rainfall and prior existence of fire. Special flood hazard areas located in the residential portion of the city are subject to minor flooding.

Flood hazards associated with stormwater runoff channelled from the mouths of canyons in the northern part of the City have generally been controlled by dams, debris basins, and flood control channels. There are two dams and a total of seven debris basins located within the City.

Flooding which occurs as a result of the structural failure of a dam is called dam inundation. Structural failure may be caused by seismic activity. Seismic activity may also cause dam inundation by the action of a seismically induced wave which overtops the dam without also causing dam failure. This action is referred to as a seiche. Landslides flowing into a reservoir are also a source of potential dam failure from overtopping.

The major dam which could have a significant impact on the City in the event of dam failure is the Little Santa Anita Dam/Sierra Madre Dam. Failure of this dam during a catastrophic event, such as a severe earthquake is considered a very unlikely event. Due to the method of construction of this dam, it has performed well in earthquakes, and failure is not expected to occur.

The area one quarter of a mile west of Santa Anita Canyon is an area requiring flood control. According to the Los Angeles County Public Works Department, the City of Sierra Madre is included in Big Santa Anita Dam's inundation area. However, even though the dam is located 2 miles northeast of the City, the dam is not considered to be a threat to the City in the event of dam failure. The Sierra Madre Dam operates as a "dry" dam and contains water only during rain as a flood control device.





### *Landslides*

Severe flooding can also undermine the integrity of the soils in the hillsides, and cause landslides. Landslides represent only one step in the continuous natural erosion process, and represent a basic geologic hazard. Groundshaking from an earthquake could provide the stimulus to initiate downslope movement of an already unstable earth mass. Movement could also be triggered by heavy rains or by grading. The landslide areas in the City occur at elevations between 1,400 and 2,000 feet, above the urban areas of the City.

Mudflows are a type of landslide experienced in Sierra Madre. Mudflows involve very rapid downslope movement of saturated soil, sub-soil and weathered bedrock. They originate in hillside areas where the soil horizon is well developed, but the soil has poor drainage characteristics. Large mudflows may have the energy to uproot trees and to carry along boulders several feet in diameter. Because of the speed with which they move, mudflows can be quite destructive, especially along the bottom and at the mouths of canyons. Historically, mudslides have occurred in several locations within the northern portion of the City.

#### **B. Goals, Objectives and Policies**

The following goals, objectives and policies have been established for flood and landslide hazards in the City of Sierra Madre.

#### Summary of Goals

1. Protect residents, employees, and buildings from floods and landslides.

#### Objectives and Policies

Objective **H7**: Address potential flooding and landslide hazards on public and private property.

Policies:

**H7.1** Require that all new development incorporate sufficient measures to mitigate flood hazards; including the design of on-site drainage systems to link with city-wide storm drainage gradation of the site, so that runoff does not impact adjacent properties or structures on the site.

**H7.2** Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff and prohibit the paving of a majority of these areas.



Objective **H<sub>z</sub>8**: Provide adequate response in case of flooding emergency.

Policy:           **H<sub>z</sub>8.1** In the event of a flood, coordinate Fire Department emergency operations with the Sierra Madre Volunteer Search and Rescue Team.

**H<sub>z</sub>8.2** Conduct emergency evacuation drills in the event of a flood.

Objective **H<sub>z</sub>9**: Maintain adequate infrastructure to prevent flooding hazards

Policies:       **H<sub>z</sub>9.1** Install required public storm drainage improvements.

**H<sub>z</sub>9.2** Keep debris basins clean.

Objective **H<sub>z</sub>10**: Maintain updated information on flood hazards.

Policies:       **H<sub>z</sub>10.1** Conduct further study of streams.

**H<sub>z</sub>10.2** Update flood/landslide hazards map.



## **Section Three\_ - Seismic Safety**

### **A. Overview of Existing Conditions**

The City of Sierra Madre is located in a geologically complex region which has a history of seismic activity due to the number of faults in the area.

There are a variety of active faults located within or in the vicinity of the City. The nearest active fault relative to the City is the Sierra Madre Fault, which incises the City in an east-west direction. Another active fault in proximity to the City is the Raymond Hill Fault located approximately 1.5 miles to the south. Further, the San Andreas, Newport-Inglewood and Malibu Coast Faults are all considered to be active and portions of these faults are relatively near the City. A potentially active fault of note is the Clamshell Sawpit fault located at its closest point approximately 1.5 miles northeast of the City. This fault was the source of the 1991 Sierra Madre earthquake.

New faults within the region are continuously being discovered. Scientists have identified almost 100 faults in the Los Angeles area known to be capable of a magnitude 6.0 or greater earthquake. The January 1994 magnitude 6.7 Northridge Earthquake (thrust fault) which produced severe ground motions, caused 57 deaths, 9,253 injuries and left over 20,000 displaced. An earthquake along any one of the many faults would represent a hazard in the region.

Recent reports from scientists of the U.S. Geological Survey and the Southern California Earthquake Center say that the Los Angeles area could expect one earthquake every year of magnitude 5.0 for the foreseeable future. The most likely major seismic events to affect Sierra Madre within the next 50 to 200 years should occur as the result of movement along either the Sierra Madre and/or San Andreas faults.

A major earthquake occurring in or near Sierra Madre may cause many deaths and injuries, extensive property damage, fires, hazardous spills, and other ensuing hazards. The effects could be aggravated by aftershocks and by the secondary effects of fire, hazardous material/chemical accidents, and possible failure of the waterways and dams.

On a Citywide basis, the Sierra Madre, Raymond Hill, and the San Andreas are faults considered to represent the greatest hazard to the City. Although significant earthquakes may occur on faults other than those identified, these three faults are considered most likely to cause damage in the City. The potentially active Sierra Madre fault zone is the principal seismic hazard not only from potential ground rupture, but from seismic shaking. The consequences of strong seismic shaking are of greater significance over a far wider area than is ground rupture by active faulting.





Earthquakes are caused by the violent and abrupt release of strain built up along faults. When a fault ruptures, energy spreads in the form of seismic waves. Seismic waves are categorized into two groups: body waves and surface waves. Body waves travel through the earth's crust and eventually reach the ground interface creating surface waves. Both body waves and surface waves cause the ground to vibrate up and down and side to side at different frequencies depending on the frequency content of the earthquake rupture mechanism, the distance from the earthquake origin to a particular site, and the path and material through which the seismic waves spread.

Hazards associated with seismic waves include ground rupture, ground shaking, landsliding, flooding, liquefaction, tsunamis and seiches. The potential hazards that the City of Sierra Madre may face in an earthquake include the following:

#### *Ground Rupture*

Ground rupture represents the primary hazard associated with earthquakes since it is the initial result of seismic events. Surface rupture poses a difficult seismic problem from an engineering standpoint, because it is far more expensive and complicated to design a foundation and structure to withstand the displacement of even fractions of a foot than to build without consideration of rupture. Such ground fractures can cause parallel displacement in the foundation, causing buildings to crack and split. Development should be avoided in areas of high fault rupture potential.

#### *Ground Shaking*

The most significant earthquake action in terms of potential structural damage and loss of life is ground shaking. Ground shaking is the movement of the earth's surface in response to a seismic event. The intensity of the ground shaking and the resultant damages are determined by the magnitude of the earthquake, distance from the epicenter, and characteristics of surface geology. This hazard is the primary cause of the collapse of buildings and other structures.

Increased hazards from earthquakes occur when the seismic activity occurs in a highly urbanized area. The significance of an earthquake's ground shaking action is directly related to the density and type of buildings and the number of people exposed to its effect.

#### *Liquefaction*

Liquefaction is a phenomenon involving the loss of shear strength of soil. Liquefaction involves a sudden loss in strength of a saturated, cohesionless soil (predominantly sand) which is caused by shock or strain, such as an earthquake and results in temporary transformation of the soil to a fluid mass. If the liquefying layer is near the surface the effects are much like that of quicksand on any structure located on it. If the layer is in the subsurface, it may provide a sliding surface for the material above it.



Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed predominantly of poorly consolidated fine sand. There are no liquefaction zones in the City of Sierra Madre. However, during and after a severe rain, liquefaction could occur should a moderate to severe earthquake take place.

The City's policies and programs for seismic safety are designed to reduce death, injuries, damage to property and economic and social dislocation that could result from earthquakes and related geologic hazards, as well as to enhance the preparedness of city agencies and the community in general to survive, respond to, and recover from a major earthquake.

#### **B. Goals, Objectives and Policies**

The following goals, objectives and policies have been established for seismic safety in Sierra Madre.

##### Summary of Goals

1. Ensure that the land use element recognizes and addresses development in areas of the City located on or along a fault.
2. Prevent the loss of life, injury, property damage, economic and social dislocation, and disruption of vital services that would result from earthquake damage.
3. Develop and adopt a multi-hazard emergency disaster plan for the City that includes seismic safety.
4. Prepare the City for effective response to, and rapid, beneficial recovery from, an earthquake.

##### Objectives and Policies

Objective **H11**: Closely coordinate the policies and proposals of the seismic safety element with those of the land use element.

Policies:     **H11.1** Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for essential facilities in Sierra Madre.

**H11.2** Prohibit the location of Critical, Sensitive and High Occupancy facilities on or in proximity to active or potentially active faults.



**H11.3** Require that proposed Critical, Sensitive, and High Occupancy facilities come under careful standards of seismic review prior to any approvals including detailed site investigations for faulting, and ground motion characteristics, and application of the most current professional standards for seismic design.

**Objective H12:** Prevent the loss of life, serious injuries, and major social and economic disruption caused by the collapse of or severe damage to vulnerable buildings in an earthquake.

**Policies:** **H12.1** Adopt a program for the orderly and effective upgrading of seismically hazardous buildings in the City of Sierra Madre for the protection of health and safety.

**H12.2** Develop procedures for seismic review of other potentially hazardous buildings at appropriate points in the building's histories.

**H12.3** Promote seismic upgrading of older residential and commercial structures as part of community redevelopment and housing rehabilitation programs.

**Objective H13:** Enhance the preparedness of City agencies and the community in general to respond to and recover from a major earthquake.

**Policies:** **H13.1** Prepare and adopt a multi-hazard emergency preparedness plan for the city that includes seismic safety.

**H13.2** Exercise and upgrade the City's disaster response plans at least annually, conduct periodic tests of their practicality and effectiveness, and involve residents and business in the plan's preparation and testing.

**H13.3** Prepare and disseminate to residents and business persons information regarding seismic risks affecting the City of Sierra Madre, measures to protect life and property before and during an earthquake, and emergency procedures to follow after an earthquake.

**H13.4** Incorporate planning for potential incidents affecting Critical, Sensitive and High-Occupancy





facilities into the City's contingency plans for disaster response and recovery.

**H313.5** Ensure that emergency preparedness is the mutual responsibility of City agencies, city residents and the business community.

Objective **H314**: Effective implementation of seismic policies.

Policies: **H314.1** Provide residents and business owners with a continuing awareness and expanding knowledge of the seismic hazards affecting the city.

**H314.2** Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the best available standards for seismic design.

**H314.3** Develop and implement ongoing city-wide programs for disaster preparedness and recovery planning.



## **Section Four - Noise**

### **A. Overview of Existing Conditions**

This section addresses the existing noise environment in the City of Sierra Madre. California Government Code requires that a noise element be included in the General Plan of each county and city in the state. The noise element is required to identify and appraise major noise sources, and to map the community's noise contours. The noise contours act as a guide for establishing land use patterns that minimize the exposure of community residents to excessive noise. Also included in this section are the formulation of implementation programs and mitigation measures that address existing and future noise problems in Sierra Madre.

Sound is a disturbance in air pressure. It may be interpreted in different ways depending on one's perception and may be described in qualitative terms such as loud, soft, noisy, quiet, annoying or pleasant.

Quantitative descriptions of sound permit the application of noise standards and criteria as well as measures to mitigate noise impacts. Quantified measurements of sound involve three primary characteristics: Amplitude, frequency, and temporal pattern or duration. Amplitude is the sound pressure measured in Decibels (dB). Decibels are based on a logarithmic scale in order to compress the wide range of sound intensities. Frequency is the rate at which a sound source vibrates or causes the air to vibrate. The frequency in sound measured in Hertz (Hz) which is the number of cycles per second. Temporal pattern or duration is the length of time associated with a sound (e.g. continuous, intermittent, fluctuating, etc.).

Human perception of sound also depends on the time of day when the sound occurs. Sound levels that normally occur during daylight hours and that are not considered objectionable may be excessive when they occur at night. The use of frequency-weighted sound measurement estimates the human perception of noise or annoying sounds. Frequency weighing is expressed in terms of A-weighted decibels dB(A). It de-emphasizes the very low and very high frequency ranges of sound and places greater emphasis on frequencies within the sensitivity range of the human ear.

Generally, outdoor noise levels are highly variable. Levels (Ldn) occur as low as 30 to 40 dB(A) in wilderness areas and as high as 85-90 dB(A) in urban areas. A normal suburban community would have a typical ambient noise level of 50-60 dB(A), a very noisy residential area, up to 70 dB(A).

In residential areas, major contributors to outdoor noise are transportation, industry, construction, gardening equipment, and human and animal sources. Population density is a primary determinant of ambient noise levels. Based on the population characteristics of Sierra Madre which consists of approximately 10, 947 residents, the City would be considered as a normal suburban community with a typical noise level of 55 dB(A) as described above. In



addition to the outdoor noise, additional exposure of humans to noise results from sources inside homes (e.g. appliances, radio and television, people and animals) and sources in the workplace, especially from mechanical and electronic equipment.

Sierra Madre has a noise ordinance in effect that seeks to protect the citizens of the City from excessive, unnecessary and unreasonable noises, and contains policies to control the adverse effects of noise. The ordinance determines allowable noise limits in terms of the "Local Ambient" noise level.

Sierra Madre is a primarily residential community with no major highway, freeway or other transportation corridors traversing the City. The City contains 30.4 acres of land devoted to commercial uses constituting stationary sources of noise. As such, stationary noise in Sierra Madre is considered minimal and located in the city center, primarily along Sierra Madre Blvd east of Baldwin to Lima Street and west of Baldwin to Mountain Trail Avenue. Along these roadway segments include typical commercial establishments such as retail stores, restaurants, etc. Some additional commercial related uses are found along Montecito Avenue, east of Baldwin Avenue that include some small warehousing establishments and small machine-shop commercial uses. The I-210 Freeway is not considered a significant source of noise for the City given its proximity (about 1.25 miles south).

As mandated by the state, noise sensitive receptors must be identified for a particular jurisdiction. A sensitive receptor is any area containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use deemed noise sensitive by the local jurisdiction. In Sierra Madre, the existing schools are considered sensitive land uses. There are currently no hospitals or mental care facilities located in Sierra Madre; however, there is one small board and care facility that is considered a sensitive land use.

## **B. Goals, Objectives and Policies**

The following goals, objectives and policies have been established for noise control in the City of Sierra Madre have been established.

### Summary of Goals

1. Prevent and mitigate the adverse impacts of noise on the City's residents.

### Objectives and Policies

Objective **H<sub>z</sub>15**: Maintain the quiet residential character of the City, free from excessive noise from transportation or fixed source generators.

Policies:      **H<sub>z</sub>15.1** Formulate measures to mitigate noise impacts from mobile and stationary noise sources through





compatible land use planning and the discretionary review of development projects.

**H<sub>z</sub>15.2** Identify and control the noise levels associated with transportation and general circulation patterns in the City to insure the residential quality of the community.

**H<sub>z</sub>15.3** Enact noise regulations to prohibit unnecessary excessive and annoying noise sources. These controls currently relate to the general category of disturbing-the-peace nuisances.

**H<sub>z</sub>15.4** The noise level of the commercial districts should not interfere with the normal business, commercial or residential activities.

**H<sub>z</sub>15.5** To the extent possible protect schools, hospitals, libraries, churches, parks and recreational areas from excessive sound levels so as not to affect adversely their normal activities.

**H<sub>z</sub>15.6** Review current guidelines regarding the use of gas powered lawn equipment and consider restricting the type of equipment and hours and duration of operation.

Objective **H<sub>z</sub>16**: Minimize the noise impacts associated with the development of residential units above ground floor commercial uses in designated "Mixed-Use" areas.

Policies: **H<sub>z</sub>16.1** Require that commercial uses developed as part of a mixed-use project (with residential) not be noise intensive.

**H<sub>z</sub>16.2** Design mixed-use structures to prevent transfer of noise from the commercial and residential use.

**H<sub>z</sub>16.3** Require common walls and floors between commercial and residential uses be constructed to minimize the transmission of noise and vibration.

Objective **H<sub>z</sub>17**: Minimize the impacts of construction noise on adjacent uses.



... Policies: **Hz17.1** Require that construction activities be limited to reasonable weekday and weekend/holiday hours which reduce noise impacts on adjacent residences.

**Hz17.2** Require that construction activities incorporate feasible and practical techniques which minimize the noise impacts on adjacent uses.



**IMPLEMENTATION PROGRAMS**

The City of Sierra Madre intends to implement the following programs which address the objectives and policies of the Hazard Prevention Chapter of the General Plan.

<b>Local Codes</b>	The Municipal Code contains provisions for smoke detectors and fire sprinkler systems in buildings located in the City.
<b>Zoning Ordinance</b>	A chapter will be added to the zoning ordinance regarding seismic safety considerations, particularly with regard to critical, sensitive and high occupancy facilities.
<b>Noise Ordinance</b>	The noise ordinance for the City will continue to be enforced to protect residents from undue disturbances.
<b>Volunteer Fire Department</b>	The City intends to maintain a volunteer fire department. Training and equipment is provided using general fund monies. In order to reduce attrition within the department, the City will consider developing housing units or a implementing a housing financing program to assist firefighters and their families in remaining Sierra Madre residents.
<b>Fire Prevention Tree Trimming Program and Fund</b>	A program to trim the tree canopies over public rights-of-way and a source of funding for the program will be established to reduce the threat of fire escalating and prevent the endangerment of fire fighters.
<b>Multihazard Functional Emergency Operation Plan</b>	<p>The MHFP addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The operational concepts reflected in the plan focus on potential large-scale disasters which can generate unique situations requiring unusual emergency response.</p> <p>The plan requires emergency planning, training of full time, auxiliary and reserve personnel in all city departments, public awareness and education, and assuring the adequacy and availability of sufficient resources to cope with emergencies. Emphasis is also placed on mitigation measures to reduce losses from disasters, including the development and enforcement of appropriate land use, design and construction regulations.</p>





**Interjurisdictional  
Cooperation**

The City enjoys cooperative relationships with nearby jurisdictions for supplemental fire protection services. These relationships will be continued and strengthened as necessary.

**Education Programs**

Annual hazard prevention programs sponsored by the City include Brushfire Awareness Night, Earthquake Preparedness Night, and the Neighborhood Emergency Action Team (NEAT). NEAT trains residents on surviving the first 72 hours after a disaster. These and other educational programs will continue as needed.

**Weed Abatement**

Due to Sierra Madre's proximity to wildland areas, it is critical to conduct a proactive weed abatement program. The annual weed abatement effort includes education to property owners, notification of property owners, adequate time for voluntary compliance and enforcement as necessary.

**Sierra Madre Search and  
Rescue**

This is an all volunteer group of residents organized to conduct local mountain search and rescue efforts. The group was originally founded in 1951 and has become one of the most highly regarded search and rescue teams in California. Although this is an all volunteer organization separate from the City, it is critical that the City support this effort by continuing to provide meeting space and maintaining relations between the Police and Fire Departments and the Search and Rescue Team.

**Building and Construction  
Requirements**

In order to address seismic safety concerns, the City will require that a registered geotechnical engineer be included in hillside development submittals of significance. The City's plan check engineer will identify when this expertise will be necessary.

New home construction will be designed expecting 0.35g acceleration according to the Uniform Building Code.

**Earthquake Safety Brochure**

The City will prepare and distribute a brochure outlining geotechnical information about Sierra Madre, and the specific precautions to be taken to ensure public safety in the event of earthquake activity.



**Flood Control**

**Improvement Plan**

A flood control improvement plan will be prepared and approved by the City Engineer in cooperation with Los Angeles County Department of Public Works and the Los Angeles County Flood Control District to increase capacity of the debris basins and the flood control channel.

**Wildfire Vegetation**

**Management Plan**

A wildfire vegetation management plan will be prepared to provide a fuel management program tailored to the hillside and canyon areas of the City. The plan will designate fuel modification zones and annual vegetation management techniques to ensure reduced fire hazard. The plan should be prepared based on Los Angeles County Fire Department standard regulations for fuel modification at the wildland urban interface.



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*The City Of Sierra Madre*  
*General Plan*

*CHAPTER FOUR*  
*Community Services*







### Introduction

The Community Services section contains seven components: police services (state mandated safety element), recreation services (state mandated open space element), library services, social services, community events, transit (state mandated circulation element), and public services (state mandated circulation element).

### Statutory Requirements

Government Code Section 65302(e) states that a General Plan shall include an open-space element as provide in Article 10.5 commencing with Government Code Section 65560. This is due to concern over providing sufficient parkland for residents, and the relationship of park space to a city's entire open space resource (a required plan element).

Government Code Section 65302(b) requires: A General Plan shall include a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, and all correlated with the land use element of the plan. The circulation element is an infrastructure plan that pertains to the circulation of people, goods, energy, water, sewage, storm drainage, and communications. The circulation element includes transit services as well as local public utilities and facilities.

California State law does not mandate the preparation of an element prescribing policy for police. It does however stipulate that their emergency preparedness programs be addressed by the mandated Safety Element.

The state also does not mandate or provide guidelines for Library Services, Social Services or Community Events.



## **Section One - Law Enforcement**

### **A. Overview of Existing Conditions**

The Sierra Madre Police Department provides police services to the City of Sierra Madre. These services include basic police services, code enforcement and parking control. The police facility is staffed and open 24 hours a day. The Department is comprised of a Chief, three sergeants, a detective and ten patrol officers. They are supported by four dispatchers, two part time dispatchers, a code enforcement officer, parking control officer, ten reserve police officers and four volunteers. Officers respond to 10 to 20 calls for service every 24 hours.

Sierra Madre enjoys the reputation of having one of the safest cities in California with a very low crime rate. This low crime rate can be attributed to several factors including: the out-of-the-way location of the City; involved citizens who alert the police to strangers in the community; quick police response; and, visible, professional law enforcement.

There are no major issues facing the City of Sierra Madre in terms of police protection. Even though there are only 1.4 police officers per 1000 residents, the Department is suitably staffed to provide quality services to the City. However, it would be difficult for the Department to absorb additional functions or work load. A significant increase in population would increase calls for service and thus require additional staff. An increase in population would also impact traffic and traffic control/enforcement requirements. A transition for Sierra Madre from a community with older residents to a community with a predominately young population could also result in a change in police services.

The City's close proximity to the foothills and the probability of earthquakes places a significant responsibility on the Police Department for Disaster preparedness. Passive protective measures for building adjacent to the foothills must be considered.

### **B. Goals, Objectives and Policies**

The following presents the goals, objectives, and policies for police services developed by the City of Sierra Madre. Implementing programs are contained in the following subsections.

#### Summary of Police Services Goals

1. Ensure that Sierra Madre maintains a high level of public safety for its residents.
2. Ensure that police services are provided in a manner which reflects and is sensitive to the characteristics and needs of Sierra Madre's resident population, business persons and visitors.



Objectives and Policies

Objective **C1** : Maintain a high level of public safety for citizens of Sierra Madre.

Policies:       **C1.1** Provide professional police response and protection to residents, business persons and visitors to the City of Sierra Madre.

**C1.2** Assess impact of increases in population on response time, calls for service and traffic through the design review process so law enforcement assets will not be degraded.

Objective **C2**: Assure that preventive public safety measures are addressed in new development.

Policies:       **C2.1** Enhance public awareness and participation in crime prevention in residential and business areas.

**C2.2** Expand existing programs that deal with personal safety such as police sponsored safety courses and neighborhood/business watch programs.

**C2.3** Educate selected groups such as seniors pertaining to crime directed at them.

**C2.4** Educate citizens on traffic control to enlist voluntary compliance of traffic laws.

Objective **C3**: Ensure that police services are delivered in a manner that reflects genuine concern for the citizens of Sierra Madre.

Policies:       **C3.1** Evaluate on a continual basis the delivery of police services to monitor their adequacy and responsiveness to community needs.  
Encourage an open dialogue with all the citizens of Sierra Madre to address the concerns of all and to resolve issues of responsiveness and sensitivity.

**C3.2** Involve the entire City staff in solving problems that are beyond the ability of law enforcement or code enforcement to solve.





**C3.3** Evaluate on a continual basis the training of law enforcement personnel and their interaction with the citizens of Sierra Madre.

**Objective C4:** Prepare staff and citizens of the Sierra Madre to survive a natural disaster.

**Policies:** **C4.1** Educate residents and business persons on disaster preparedness.

**C4.2** Train staff on their role in disaster response and recovery.

**C4.3** Maximize passive prevention measures for new and existing development through the design review process.

**Objective C5:** Maintain compliance with City codes

**Policies:** **C5.1** Employ a code enforcement officer charged with the duty of identifying violations and enforcing codes.

**C5.2** Attempt to obtain voluntary compliance within reasonable time frames prior to taking legal action.

**C5.3** Utilize nuisance abatement procedures and legal action through the criminal court system when voluntary compliance is not effective.

**C5.4** Respond to complaints from the public in a timely manner.

**C5.5** Conduct targeted, "pro-active" code enforcement of the sign regulations, business license regulations, garage sales and other activities which occur in opposition to the City's requirements.



## **Section Two - Recreation Services**

### **A. Overview of Existing Conditions**

The Sierra Madre Parks and Recreation Department provides a wide variety of recreation, leisure and social programs and activities for city residents. Many programs are targeted toward particular age groups such as pre-school, youth, teen, adult, and senior citizens. These programs include after school child care, vacation day camps, special interest classes for children and adults, tennis, gymnastics, dance, and swimming lessons, a competitive swim team, and aqua aerobics at the Municipal Pool. In addition, the Parks and Recreation Department also provides support to contract sport programs such as Little League, Girls Softball, Pony/Colt and T-ball. There are 450 youth participating in baseball, softball, T-ball and Pony/Colt leagues. Thirty youth participate in the swim team. The Parks and Recreation Department also coordinates the rental of City facilities and organizes special events such as Halloween Happenings, Huck Finn Day, Concerts in the Park and the Mt. Wilson Trail Race. The Parks and Recreation Department also coordinates the rental of City facilities.

Hours of operation are 8:00 a.m. to 6:00 p.m., Monday through Friday. Many services, however, are operated during non-business hours. In 1996, the Department is comprised of an Assistant Recreation Director, one Recreation Coordinator, one Pool Manager and 55 part-time seasonal employees.

The City of Sierra Madre maintains four parks - Memorial Park, Sierra Vista Park, Bailey Canyon Park and Mira Monte Park - totaling approximately 24 acres. In addition, the City owns the Sierra Madre Canyon Wilderness Area totaling 1,100 acres; only 120 acres are located within city limits, the remaining acreage is located in the Angeles National Forest. City parks in Sierra Madre include numerous recreational facilities including areas for organized sports, picnic areas, swimming pools, gardens, and playgrounds among other amenities.

The major issues facing Sierra Madre's Parks and Recreation Department are obtaining open space for additional park and recreational facilities and securing funding for the maintenance and improvement of park and recreational facilities. There is very little vacant land in Sierra Madre. Therefore, locating additional space for parks and recreational use becomes increasingly difficult. In addition, many of the existing facilities are old and in need of repair. The Municipal Pool was a recent example. The Pool was originally built in 1957 and after almost forty years of constant use, was in need of major repairs. A Friends of the Pool organization was created to raise funds and oversee the improvement of the main pool. Now funds are being raised for the "baby pool." Through various community groups, many of the immediate needs are being met, but without a plan for future needs the City's recreational facilities are at risk of failure.

To meet the needs of a changing community, in 1994 the City began renovating its parks and public facilities to comply with current American's with Disabilities Act standards. By June



1995, the City made considerable efforts in providing equal activities for the physically challenged.

The Recreation Department is also responsible for Senior Services. With the help of many senior volunteers, the Assistant Recreation Director provides staff support for senior programs and services; a hot lunch program, senior excursions, bingo, senior afternoon theater, outdoor games and weekly senior club meetings.

Although many activities and programs offered to children and adults are of a non-sport orientation, Sierra Madre is an artists community and these services are widely offered privately, therefore City-sponsored programs are limited and in low demand.

#### *Recreational Programs and Organized Sports*

After School and Vacation Day Camps. The Recreation Department sponsors supervised child care for after school and school vacations. Program includes age appropriate activities such as games, sports, trips, arts and crafts, movies and study club. Students are transported from Sierra Madre schools to the Recreation Department daily.

Special Interest Classes. The Recreation Department in cooperation with a contract specialist provide a wide variety of classes and programs for the community. These programs include: Country western dancing, ballet for children and adults, karate, Tai-chi, arts and crafts, aerobics, dog obedience, tennis, volleyball, adult softball and scuba diving lessons.

Sierra Madre Swim Team. The Recreation Department sponsors a U.S.S. certified competitive youth aquatic program for boys and girls ages 5 to 18. The program is active year-round.

Youth Baseball and Softball. Through two volunteer groups, Sierra Madre Little League and the Sierra Madre Athletic Association, the community children are provided with organized ball programs. These programs include: T-ball, girls softball, pony/colt, farm, minor and major Little League.

Aquatics Programs. The City operates a year-round pool facility which offers lap swimming, aqua aerobics, water polo, swimming lessons, public swim and the junior lifeguard program. In addition, the pool facility is rented to La Salle High School for their water polo and high school swimming seasons.

Junior Lifeguard Program. The Municipal Pool sponsors a leadership program for youths ages 12 to 15 years. The volunteer program offers certification in first aid, C.P.R., and community water safety. During the summer program these volunteers





assist paid staff with teaching swimming lessons, life guarding, maintenance and clerical work at the pool facility.

Teen Volunteer Program. The Recreation Department sponsors a leadership program for youth ages 13 and older to assist in leading recreation activities for children 5 to 12 during summer day camp. Activities include attending field trips and organizing sport activities.

Pepsi Hot Shot. The Recreation Department sponsors a basketball tournament coordinated by Pepsi Cola. The tournament is age group competitive and progresses from a local to a national level. Prizes are given to every child who enters.

Jesse Owens Track and Field. The Recreation Department sponsors a five week clinic to prepare contestants for the Jesse Owens Track n' Field meet. The meet is age appropriate and includes jump, throw and run categories. Competition is local and winners progress to district and national levels.

Community Gardens. The City offers twelve garden plots in Memorial Park for rent by the community. The cost is \$15.00 for three months. Plots are maintained by the renter, who can grow both vegetables and flowers. The City hosts compost demonstrations in two of the twelve plots.

Community Excursions. Throughout the year the Recreation Department hosts several field trips for the community. These include Whale Watching, Dodger night and various trips exclusively for seniors.

#### *Parks and Recreation Facilities*

##### SIERRA VISTA PARK

611 East Sierra Madre Boulevard

Community Recreation Center

- a. Sierra Madre Room
- b. Wistaria Room
- c. Live Oak Room
- d. Fireside Lounge
- e. Kitchen
- f. Recreation Department offices

##### Municipal Pool

- a. Swimming Lap Pool
- b. Wading Pool
- c. Dressing and Bathing Rooms

Hal Dapper Ball Field (Pony/Colt)

Heasley Ball Field (Little League, Girls and Adult Softball)



Outdoor Restrooms  
Children's Playground  
Recycling Center  
Horseshoe Pits  
Outdoor Basketball Court  
Outdoor Volleyball Court  
Outdoor Tennis Court (2)  
Picnic Areas (4 barbecue grills)  
Rose Float Building

MEMORIAL PARK     200 West Sierra Madre Boulevard

Senior Citizen's Center  
a.     Meeting Room  
b.     Kitchen  
c.     Senior Services offices

Outdoor Band shell  
Children's Playground  
Shuffleboard Court  
Rose Garden  
Community Garden  
Covered Picnic Area  
Outdoor Tennis Courts (2)  
Outdoor Restrooms

BAILEY CANYON WILDERNESS PARK     451 West Carter Avenue

Hiking Trails  
Fire Ring  
Uni-sex Outdoor Restroom  
Picnic Area  
Kiosk

MIRA MONTE/MT. WILSON TRAIL PARK     189 East Mira Monte Avenue

Hiking Trails (Mt. Wilson Trail)  
Historical Richardson House  
Historical Lizzie's Trail Inn  
Children's Playground

KERSTING COURT     Sierra Madre Boulevard and Baldwin Avenue

Banner Poles  
Flag Pole  
Bell Tower

Kersting Court is a landscaped rest and assembly area in the downtown business district.



**B. Goals, Objectives and Policies**

The City has established the following goals, objectives and policies for Parks and Recreation in the City of Sierra Madre.

Summary of Parks and Recreation Goals

1. Maintain a high level of quality recreation, leisure and social programs and facilities for the citizens of Sierra Madre.
2. Increase the amount of park land and recreational facilities in the City of Sierra Madre.

Objectives and Policies

Objective **C6**: Provide quality recreation, leisure and social programs and facilities for the citizens of Sierra Madre.

Policies: **C6.1** Provide quality programs for youth, adults, and seniors that meet the needs of the community within the City's limited budget.

**C6.2** Explore the feasibility of offering additional weekend classes and programs for youth, adults and seniors.

**C6.3** Research better use of existing City open space, (parks, settling basins, dam area).

**C6.4** Annually monitor and evaluate recreation programs and facility usage. This shall include surveying both program participants and the general citizenry.

**C6.5** Notify City residents seasonally on the types of recreational programs, special events and facilities available.

**C6.6** Encourage sponsorships of programs by local businesses and participation from the community.





**C6.7** Develop a youth master plan to identify new programs and facilities for youth and young families to meet needs which are not being met under current programming.

**Objective C7:** Provide equal opportunity and access in all recreation and leisure programs for the physically challenged.

**Policies:** **C7.1** Using community development block grant funds and other funding sources, retrofit facilities to meet the requirements of the Americans with Disabilities Act.

**C7.2** Accommodate disabilities in the programs offered in the recreation program.

**Objective C8:** Preserve existing park space and recreational facilities.

**Policies:** **C8.1** Prepare a park maintenance program to secure the existing nature and beauty of City parks and open space areas.

**C8.2** Involve community youth in park maintenance effort.

**C8.3** Install and replace existing landscape in City parks where deterioration has occurred.

**C8.4** Identify each recreational site with its name and encompassing facilities, such signage shall be displayed for public viewing.

**C8.5** Improve the conditions of Hal Dapper Field to maintain the field's safety and usability. Explore opportunities to reconfigure field for better and safer use.

**C8.6** Contact the Pasadena Unified School District, Maranatha School, Saint Rita's, Bethany School, Alverno High School, La Salle High School and Passionist Father Monastery Retreat center and investigate the feasibility of utilizing their properties for recreational or special event use during non-operational hours.



**C8.7** Research both public and private funds to improve and maintain the existing municipal pool facilities.

**C8.8** Establish a maintenance program for the recreation center to include routine and long-term maintenance of the facility.

**Objective C9:** The City shall continue to provide quality and meaningful senior citizen services and facilities.

**Policies:** **C9.1** Monitor and assess the needs of the senior community.

**C9.2** Continue to provide hot lunches Monday through Friday to seniors at a feasible cost to participants (Nutrition Program).

**C9.3** Continue to sponsor a daily hot lunch program to shut-in seniors (Meals on Wheels).

**C9.4** Preserve a senior citizens center that is a comfortable multi-purpose facility.

**C9.5** Provide educational programs for the community, especially seniors citizens including but not be limited to health care, retirement planning, health screening, public and personnel safety, tax assistance and mature driver courses.

**C9.6** Evaluate the feasibility of facility additions to the Senior Center to provide additional senior activities and community meeting space.

**C9.7** Develop and maintain a senior volunteer core to assist in accomplishing goals.

**Objective C10:** Increase the amount of park land and recreational facilities in the City of Sierra Madre

**Policies:** **C10.1** Create new activity centers such as a multi-purpose ball field for soccer, baseball, softball, and football, a roller hockey rink, and a community gymnasium or a center for family recreation activities.



**C10.2** Develop relationships with public and private facilities such as family entertainment and recreation centers, to be used for additional youth activities and special events.

**C10.3** Evaluate the feasibility of adding a second story and/or a gymnasium at the Community Recreation Center to provide more activities for youth and adults and additional meeting facilities, providing access to the physically challenged.

**C10.4** Evaluate the feasibility of building a nature center with meeting rooms at Bailey Canyon. This will allow opportunities for wilderness education and hiking programs.

**C10.5** Complete the Jones Peak Trail connection, providing access from Bailey Canyon to Mt. Wilson Trail. The Connection will provide the City with an additional outdoor recreation area, while preserving nature and its scenic beauty.

**C10.6** Establish a fund for park acquisition using Quimby Act, Proposition A, bicycle fund, fund-raising and business contributions, state and Federal grants. Require that all new commercial and residential developments provide open space areas on-site for passive or active recreation or contribute fees for public development of such uses. Evaluate the feasibility of utilizing the Richardson House and Lizzie's Trail Inn for commercial uses and using the proceeds to increase the fund.

**C10.7** Determine feasibility of using eminent domain for the acquisition of park land.

**Objective C11:** Ensure that parks and recreation efforts throughout the City are managed in a coordinated way.

**Policies:** **C11.1** Develop a master plan for parks and recreation which identifies existing facilities and uses, existing programs and services, existing open space recreation areas and proposed acquisition, developments and improvements





**C11.2** Develop a maintenance and repair plan for existing and future City facilities

Objective **C12**: Establish a feasible and safe route for bicycle traffic throughout the City of Sierra Madre.

Policies: **C12.1** Implement a bicycle lane throughout the city for recreational and transportation usage.

**C12.2** Explore the possibility for special events involving bicycle programs.

**C12.3** Offer bicycle safety and traffic courses for the community sponsored by the Police and Recreation Departments.

**C12.4** Offer courses at a reasonable cost to participants.



### **Section Three- Library Services**

#### **A. Overview of Existing Conditions**

The Sierra Madre Public Library is located at 440 W. Sierra Madre Boulevard. The library is open to the public 50 hours per week; Monday through Thursday, noon to 9:00 PM and Friday and Saturday 10:00 AM to 5:00 PM. Select services operate during non-business hours. There are 48,800 items in the Library's collection and 200 serials (newspapers and magazines). In 1994, 119,900 items circulated and 11,800 reference questions were answered.

The Sierra Madre Public Library provides informational, recreational, historical, and cultural services and programs to the residents of Sierra Madre. Services include the lending of library materials (books, periodicals, compact discs, books on tapes, and videos), reference, public access computers, story hours, library tours and instruction, tutors, book deliveries to group homes and shut-ins, and programs of public interest including a variety of literary and informational offerings. Special programs for children include Preschool Story hour, Summer Reading Club and Challenger Reading Club. Special assistance to teachers is offered through class visits, extended loan periods, and curriculum support. STAR - Services Toward Adapted Reading is a program that gives greater access to Library services and collections to patrons that are visually impaired.

The Library is administered by a five member board, appointed by the Mayor and approved by the City Council. Department staff includes the Director of Library Services, three Associate and ten part-time employees. Nine full time equivalent (FTE) employees staff the library with four FTE librarians, three FTE paraprofessionals, and two FTE support staff. Over 20 volunteers help in the Library's daily operations. The City of Sierra Madre's Fiscal Year 1994-95 budget for the Library was \$374,761. The Friends of the Sierra Madre Library's annual contributions exceed \$25,000 per year and augment the City's general fund support.

Challenges for the City in relation to the Library are: 1) providing the technological systems for information retrieval and delivery; 2) upgrading and expanding the 1955 building for current and future public services; 3) securing funding for improvements and upgrades of services and the facility, including a community meeting room. Improvements to the building made in recent years are: asbestos removal from ceilings; bolting book stacks to the floors; installation of new lighting system; and upgrades to the Library doors, restrooms and drinking fountains per the Americans with Disabilities Act (ADA) requirements. These changes have improved the Library's accessibility to the disabled and have made the facility safer environmentally and during an earthquake. To resolve the building's shortcomings, an addition and extensive remodel will be required. ADA standards for library book stacks and public and office walkways require more space than is available in the existing building.



LIBRARY FACILITY

440 W. Sierra Madre Blvd.

- a. Jameson Sierra Madre Room (California and rare books, and Sierra Madre Historical Society files)
- b. Paula Randall Reading Room
- c. Walt Wesley Computer Literacy Center (public access computer, Reading Edge, audio tapes)
- d. Reference Room
- e. Children's Room
- f. Stacks
- g. Basement

MARIPOSA PROPERTY

449 Mariposa Ave. (future Library expansion)

**B. Goals, Objectives and Policies**

The City has established the following goals and policies for Library Services in the City of Sierra Madre.

Summary of Library Services Goals

- 1. Enhance informational, recreational, historical, and cultural opportunities for the citizens of Sierra Madre through quality public library collections, services, and programs.
- 2. Enlarge and improve existing Library facility.
- 3. Create new revenue and service resources.

Objectives and Policies

Objective **C13**: Upgrade the library's technology to meet existing and future standards for information delivery and recreational activities.

Policies:      **C13.1** Review the library's telecommunication capabilities and upgrade the facility to accommodate an automated circulation/OPAC system, information networks and database access for Library and City staff and public.

**C13.2** Select, purchase, and install an automated circulation/OPAC system and a "book" security system





that will meet existing standards and can be upgraded within 5 to 10 years.

**C13.3** Review book selection policies and procedures and update them.

**Objective C14:** Improve reference services to the public and City Staff.

**Policies:**      **C14.1** Provide and staff a separate reference desk during peak business hours.

**C14.2** Continue to train staff on how to use the acquired reference resources.

**Objective C15:** Provide more outreach into the community by creating new programs and revitalizing existing ones.

**Policies:**      **C15.1** Further develop the partnership between the library and local schools.

**C15.2** Evaluate, improve, and publicize the Friends of the Library sponsored tutoring program.

**C15.3** Maintain and enhance cultural and educational programs.

**C15.4** Continue to improve services to people with special needs, i.e. STAR - Services Toward Adapted Reading (services for people with visual impairments) and SMILE - Sierra Madre In-house Library Experience (homebound book delivery service).

**C15.5** Identify new projects to be funded by the Mary Tumilty Endowment fund and candidates for the Sommer Library Scholarship Funds that will improve the quality of public library.

**Objective C16:** Enhance the library's role as caretaker of the community's historical records.

**Policies:**      **C16.1** Complete the Sierra Madre Oral History Project.



**C16.2** Organize the negatives for the photograph collection.

**C16.3** Coordinate with the Sierra Madre Historical Society projects that will safeguard their files housed in the Library, while providing improved access to these files.

**C16.4** Continue to collect books, photocopies and other relevant information about Sierra Madre.

**C16.5** Organize and display gifts of art from Sierra Madre artists, e.g. Paula Randall Collection and sculptures by Howard Whalen.

Objective **C17**: Maintain the quality and high commitment to public library service among the staff.

Policies: **C17.1** Meet the Staffs' needs for professional and paraprofessional development through workshops, seminars, professional committee participation, and extension courses.

Objective **C18**: Increase the size and maintain the quality of the collection, including electronic resources.

Policies: **C18.1** Survey community and analyze data provided by the automated circulation system to assist staff in developing the collection.

Objective **C19**: Coordinate with other City Departments to assess the condition of the existing building.

Policies: **C19.1** Create a capital projects plan and maintenance schedule that can be funded by the City.

Objective **C20**: Review previous building project proposals and funding mechanisms.

Purpose: **C20.1** Develop a new strategy for an addition/remodel, or new facility.

**C20.2** Secure funding for project's completion, and the maintenance and operation of the improved facility.



Objective **C21**: Maintain the strong involvement and support of community volunteers.

Purpose:           **C21.1** Promote the Friends of the Sierra Madre  
Library's fund raising activities.

**C21.2** Expand the use of community volunteers under  
the direction of staff.

Objective **C22**: Pursue other funding opportunities.

Purpose:           **C22.1** Apply to grants and foundations for funds.

**C22.2** Review and adjust fee schedule annually.





## **Section Four - Community Cultural and Special Events**

### **A. Overview of Existing Conditions**

The City of Sierra Madre is different from most surrounding cities, in that there are few existing City facilities used for cultural enhancement. However, the City has many private cultural art groups and schools within the City limits. These are an outstanding resource of the communities cultural environment. Montecito Fine Arts and Creative Arts Group are but two of those providing cultural activities for the community. In addition, the City operates one Library, (see Library Services for more details).

Even without such facilities, the City has a very high tradition of offering many one-day and weekend special events many of which are organized and operated by citizen volunteers and sponsored by the City of Sierra Madre.

#### *Special Events:*

Sierra Madre Rose Float. Through the efforts of a volunteer Rose Float Association, Sierra Madre proudly enters the Pasadena Tournament of Roses Parade annually. The Association meets year-round to fundraise and construct a self-built float. A competition is held every year to determine what the float will look like based on the year's theme set forth by the Pasadena Tournament of Roses. After a decision is made as to the float's appearance, construction begins. In addition to float construction, the Association also selects three local young women to represent the Association at community events and ride on the float during the parade.

Friends of the Library. The Friends are a non-profit fundraising and support group for the City's Library. They host several annual events to raise funds for the Library. Funds that are raised assist the purchase of books, material, support community programs and improvements to the library facilities. The Friends events including the Wine Tasting, the Art Fair and sponsoring a Concert in the Park.

Huck Finn Day. Every spring, the Recreation Department in cooperation with the Civic Club, Kiwanis and the Fire Department sponsor a fishing tournament in the City's settling basins.

Wistaria Fete. During the spring, the Wistaria Fete Committee in cooperation with the Chamber of Commerce, the City and other volunteers host a celebration in honor of the local landmark Wistaria Vine. In 1994 the celebration marked the Centennial Birthday of the "Lavender Lady". Sierra Madre's Wistaria Vine is listed in the Guinness Book Of World Records as the largest flowering vine of its kind. The Fete includes a Craft Street Faire and a viewing tour of the Vine.



Easter Egg Hunt. The Saturday before Easter, the Sierra Madre Volunteer Firefighter's Association sponsors an Easter Egg hunt in Memorial Park complete with eggs, candy and the Easter Bunny.

Mt. Wilson Trail Race. The volunteer Trail Race Committee has hosted the 2nd oldest race in California for 28 years. The race is unique in that participants race a 8.6 mile course in a rough mountain terrain. Funds for the event are sponsored by the City, but offset through revenue collected for race registration. The race is open to all participant in all age categories. On race day, additional assistance is provide by Sierra Madre Search and Rescue, the Sierra Madre Volunteer Fire Department, Civic Club and several local scout troops.

Halloween Happening. Sponsored by the Recreation Department, Kiwanis and Civic Club safe activities are provided for community youth during Halloween. Events include painting the windows of businesses downtown, a costume parade and contest, a ten-cent carnival and haunted house in Memorial Park. A special committee is formed annually with representative from all participating organizations.

4th of July. A volunteer 4th of July Committee coordinates activities, varying from 1 to 3 days, to celebrate Independence Day. This committee meets yearly and anyone can volunteer to help. Activities include the pre-party in Memorial Park with food booths, beer garden and dancing; 4th of July Parade, post-parade festivities; food booths, dancing, beer garden, games, free admission to the Pool and a general community celebration.

Concerts in the Park. The Recreation Department and the Chamber of Commerce sponsor eight concerts during the summer from the Sunday following the 4th of July to Labor Day Weekend. A variety of entertainment is provided in Memorial Park every Sunday during this period. Concerts are sponsored by different community groups or businesses and food booths and drink are provided.

Signs of the Season. In celebration of the December holidays the Chamber of Commerce, community religious groups and the City provide a variety of activities. A holiday display is showcased in Kersting Court. The festivities begin the first week in December with a visit from Santa Claus. Santa also visits the community on December 24 and distributes stocking to local children in an event sponsored by the Sierra Madre Fire Department. A candlelight walk down Baldwin Avenue is held the third weekend of December.

Firefighter's Dance. An annual fundraiser for the Volunteer Fire Department is held the second Saturday in December. The dance is attended by many members of the community to demonstrate their support for the City's volunteer firefighters.



Louise Corp Tennis Tournament. A volunteer committee sponsors a tennis tournament every fall to benefit the Sierra Madre Police Department. Funds raised are used for youth programs sponsored by the Police Department.

There are other various and assorted special events through out the year sponsored by community groups and organizations.

**B. Goals, Objectives and Policies**

The City has established the following goals and policies for community cultural and special events. The implementation measures are contained at the end of the Chapter and are cross referenced at the end of each policy.

Summary of Community Cultural and Special Events Goals

1. Support, maintain and enhance community cultural and special events in the City.
2. Provide video and alphanumeric information (electronic bulletin boards) on the programs and services offered by the City Departments and City-sponsored agencies to the community. This goal includes cultural and entertaining programming via the City-wide access channel.

Objectives and Policies

Objective **C23**: Ensure that opportunities for the pursuit and enjoyment of the arts, culture, education and creative thought are maintained and enhanced.

- Policies:
- C23.1** Explore the feasibility of purchasing the Sierra Madre theater for use by the City to enhance cultural activities.
  - C23.2** Encourage private cultural organizations (dance, music, acting groups, art galleries, book and reading societies and similar) to continue their activities in the City.
  - C23.3** Encourage the development of legitimate live performance and movie theaters in the City.
  - C23.4** Explore the feasibility of developing an art appreciation program especially for but not limited to , youth and seniors.





**C23.5** Continue to inform residents regarding cultural organizations. This will include each organization's name, address, telephone number, description of activities, calendar of events and other relevant information.

**C23.6** Establish a committee to explore ways in which the City may further the role of performing and fine arts in the community.

**Objective C24:** Expand and maintain existing television production activities and electronic equipment to highlight city goals, departments and City-sponsored agencies.

**Policies:** **C24.1** Continue to provide the community with City-sponsored information and programs by the electronic bulletin board (channel 27).

**C24.2** Explore the feasibility of cable casting cultural entertainment and educational programs for children and adults on the City-wide community access channel.

**Objective C25:** Provide support services for special events.

**Policies:** **C25.1** Utilize police resources to maintain public safety during events.

**C25.2** Utilize City maintenance workers to prepare public facilities (such as restrooms and parking areas) and assist during street closures.

**C25.3** Use City workers to hang banners advertising community events over Baldwin Avenue in the downtown area.

**C25.6** Provide meeting space for community groups and event committees.



**Section Five - Transit Services****A. Overview of Existing Conditions**

The local transportation program is geared to serving the senior, handicapped and youth populations in Sierra Madre. An Ad-Hoc Transportation Task Force was developed to recreate this program within the City's annual Local Transit Return (Proposition A funds) allocation and add some measure of tracking ridership and revenue. This is a difficult task considering that the annual allocation is very small. The Task Force proposed that the program be allowed to be phased in over a period of two years.

The program will provide regular demand response taxi services and handicap accessible and medical services Monday through Saturday from 9 am to 5 pm. These services will eventually be provided by one transit company. In conjunction with the taxi service, the City has also instituted a voucher program to allow the City to receive revenue directly and the information taken from the voucher helps define the ridership. Further, the voucher provides a discount on the rate to those passengers possessing them. Passengers without vouchers pay full taxi meter fare. Vouchers are easily available to customers as well as information regarding our transportation program options.

The City has established a fixed route which is called the "Round-About". This route has been designed to accommodate library patrons, children attending the After-School programs, senior citizens attending the Senior lunch program and pool patrons. This shuttle service is free to all riders and connects the east and west sides of town along the main boulevard.

The City also participates in a discount RTD bus pass program for seniors and provides funding through our Local Transit Return allocation for recreation excursions for seniors and youth.

**B. Goals, Objectives and Policies**

The City has established the following goals and policies for land use in the City of Sierra Madre. The implementation measures are contained at the end of the Chapter and are cross referenced at the end of each policy.

**Summary of Transportation Goals**

1. Maximizing transportation services within the City's annual budget.



Objectives and Policies

Objective **C26**: Develop a program which will be within the City's annual allocation.  
This may include:

- Policies:
- C26.1** Explore other transit funding sources.
  - C26.2** Develop interjurisdictional coordination of the transportation program with Arcadia and/or Pasadena, thereby sharing the cost of the program.
  - C26.3** Ensure that the service providers continue to provide the most effective service by monitoring complaints and responses, and evaluating ridership both monthly and annually.
  - C26.4** Establish a fixed route service for recreational customers which will provide free transportation at times which coordinate with senior and youth programs at the Senior Center, Recreation Center and the Library.
  - C26.5** Ensure continued discounts for seniors and handicapped residents, as well as, instituting a discount for low-income residents.
  - C26.6** Evaluate the extension of transit services hours to include evenings and Sundays.

Objective **C27**: Develop a public information and marketing campaign to advertise City transit services.

- Policies:
- C27.1** Provide comprehensive information to the transit user that is informative, easy to understand and accessible at all times. This can be done through brochures placed at the Library, City Hall or even in the taxis, advertisements by the services providers in the local newspaper, brief information on the back of the voucher, and information bulletins on the cable access channel.





Objective **C28**: Provide linkages to regional rail services.

Policies:       **C28.1** Explore the possibility of creating a shuttle services for residents using rail lines in the future.

Objective **C29**: Maximize utilization of City parking spaces.

Policies:       **C29.1** Provide adequate signage to alert customers and residents of the additional parking available behind the stores on the boulevard.

**C29.2** Examine the feasibility of creating a Park and Ride lot for resident commuters.

Objective **C30**: Improve traffic safety.

Policies:       **C30.1** Ensure the enforcement of speed laws and continue to monitor the City's busy intersections.

**C30.2** Evaluate the effectiveness of speed humps.

**C30.3** Examine the possibility of additional stop signs in the City.



## **Section Six - Public Services**

### **A. Overview of Existing Conditions**

This section discusses water system, sewer system, storm drainage system, and power services within the City of Sierra Madre. Sierra Madre contains its own water sources and distributes water under the Sierra Madre Water Department. The City maintains its own sewer and storm drainage systems that connect to Los Angeles County's distribution system. Electrical power is provided by Southern California Edison.

#### *Water System*

A more detailed analysis of the City's water system is in Chapter Two - Resource Management. The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). The SMWD provides water to all of its residents and commercial uses totaling approximately 3,700 connections. The current water demand is approximately 1.57 million gallons average per day and the current peak hour of demand is 6:00 p.m. The City draws approximately 2,900 AF per year from the local groundwater basin. The SMWD owns and maintains approximately 46.13 miles of water lines.

The Sierra Madre Water District uses only local sources of water which are derived from wells and tunnel sources. As a result, the City does not have the need for a water wholesaler. There are water well facilities owned by the City located at the City Yard and two tunnel water sources in the hills near Little Santa Anita Dam. In addition, the City receives surface water from the Big Santa Anita Canyon Dam in which water is transported to the spreading basins at the City Yard which replenishes the East Raymond Groundwater Basin.

Water is stored at five reservoir sites in Sierra Madre. These sites contain a total of eight reservoir tanks with a total capacity of approximately 7.1 million gallons.

Water Treatment. The Safe Drinking Water Act and Toxic Enforcement Act of 1986 set fluoride content standards of the state's drinking water. Based on the state standard, the fluoride concentrations in Sierra Madre have been considered too high. Recently, the City of Sierra Madre approached the state requesting a variance to the state fluoride content standards as set in the Safe Drinking Water Act of 1986. In response to this request, the State Legislature prepared Assembly Bill No. 2681 granting variances to the fluoride concentration levels in the drinking water. The Assembly bill was passed and approved in September, 1994. The City has received a variance, per Assembly Bill 2681, to allow the use and distribution, of water containing fluoride levels higher than the state standard.

Water Delivery System. At present, the five reservoir sites in the City distribute water to residential and commercial connectors in Sierra Madre. The water is dependent on gravity flow



from higher elevations to maintain city pressure standard. Due to the topography and various elevations of the City, Sierra Madre is divided into three water pressure zones.

Future Water Supply. Historically, the Sierra Madre Water District has relied on all of its sources, wells and tunnels, to keep up with City demands. The City does not foresee increase demand on the system.

Water Conservation. Water conservation can be considered an additional source of potable water because it frees up water that otherwise might be used inefficiently. The City adopted A Water Conservation Ordinance in March 1991 which involved a series of procedures for drought emergencies.

#### *Sewer System*

The sewer collection system is owned by the City of Sierra Madre and is managed, operated and maintained by the City's Public Works Department. The 33 mile sewer pipeline system operates on gravity and intersects County Sanitation District trunk pipe lines within the City. The City sewer main lines are eight inches in diameter and are found on most City streets.

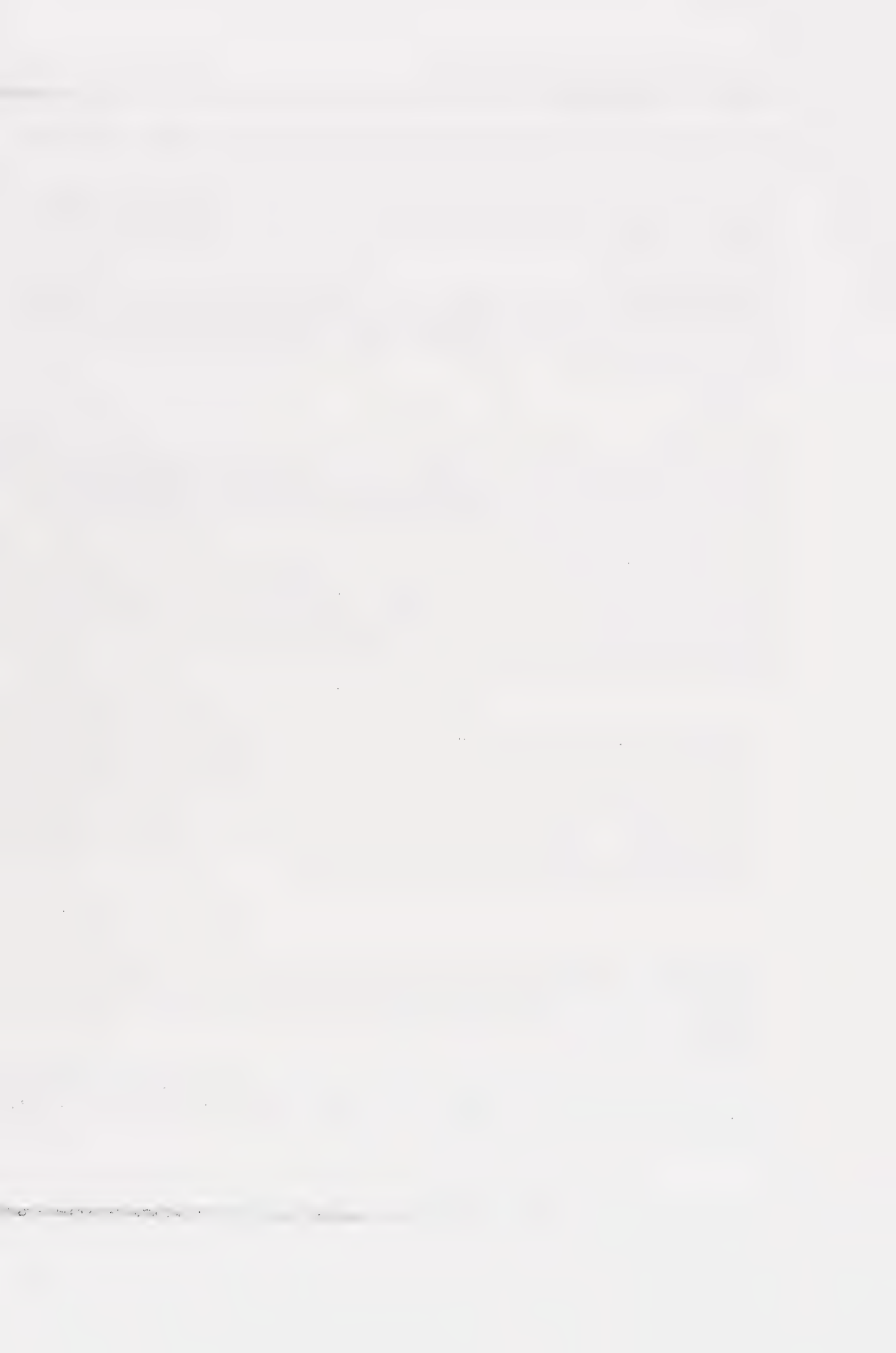
The Los Angeles County Sanitation District provides, under contract with Sierra Madre, the treatment of wastewater and the ultimate disposal of effluent and solids in compliance with the waste discharge requirements set by the California Regional Water Quality Control Board (RWQCB). Sierra Madre currently provides sewer service to approximately 90 percent of the City residents and commercial establishments. The balance is served by septic tank systems.

Problems encountered by the City's sewer system consist of an aged system and root infestation into sewer mains. Any time a municipality is operating with an "aged" system, there is always the possibility of lateral or main failure. To this end, the City is currently developing a comprehensive sewer maintenance program and exploring the lease/purchase of a new sewer unit. Currently, the City has attempted to rectify the root infestation by chemical means only and has experienced some success. However, it has been determined that this approach needs to be supplemented by a mechanical approach. The City currently does not have plans to upgrade or complete the sewer system to individually serviced lots.

#### *Storm Drain System*

The City of Sierra Madre owns and maintains approximately 9.62 miles of storm drains. The City's drainage system is typical in design and function as to other municipalities in Southern California. The system consists of debris catch basins in the hillside areas and connector pipes that deposit run-off into the County's storm drain system.

There are a total of seven debris basins located within the City. Six of the seven debris basins are owned and maintained by the City of Sierra Madre. The basins are located in the northern portion of the City in the Hillside area.





Even though all Sierra Madre City streets have storm drains, the hillside area encounters a substantial amount of flow. This water flow travels down the drainage paths and across streets before it is collected and transported through the drainage system. Sierra Madre's drainage system is always evaluated and monitored. The primary deficiency of the City's storm drain system is associated with the system's inability to handle large amounts of water generated in the hillside areas during extended periods of heavy rainfall resulting in mudslides.

The City reconstructed the storm drainage system along Orange Grove Avenue in 1996. The scope of the project included total reconstruction of the road and full enhancement of the storm drain system servicing this section of the City. The project was a joint operation by the cities of Sierra Madre and Arcadia. This project significantly improved the City's ability to control surface water in this area.

#### *Solid Waste*

Sierra Madre has a contract with Western Waste Industries to collect residential waste. Businesses in the City contract privately for trash collection service. Refuse collection is conducted twice a week by Western waste. Western Waste collects the trash from disposal bins once a week along Sierra Madre Boulevard and Baldwin Avenue. In addition, the Public works Department checks these bins on Monday and Fridays for additional pick-up. Public Works is responsible for collecting waste at public City parks at a minimum of once a week. The waste from the parks and from Sierra Madre Boulevard and Baldwin Avenue is taken to the City yard, which is then collected by Western Waste.

The City is involved in curbside recycling with the assistance of Western Waste. Residents separate organic and non-organic materials in containers provided by the company and the material is picked-up once a week. Green Waste is collected separately on a different week day. Sierra Madre's solid waste is generally hauled to a local transfer station operated by Western Waste. From the transfer station, the non-diverted wastes are hauled primarily to a landfill.

#### *Power*

Electrical service to the City is provided by Southern California Edison Company (SCE). Existing SCE facilities presently provide adequate electrical service throughout Sierra Madre. There are no current improvement or expansion plans for electrical facilities serving the City. In addition, SCE has indicated that there are no plans to place distribution lines underground within Sierra Madre or within the vicinity of the City.

#### *Telecommunications*

Sierra Madre's public access cable channel is Channel 27. The City Council and Planning Commission meetings, as well as special town meetings are broadcast live. The cable channel also airs videotaped programs.



A City bulletin board is televised 24 hours a day on Channel 27, with informational announcements regarding City functions, local community group fundraisers for Sierra Madre, transportation information and the City Council agenda.

The City is looking into rebroadcasting City Council meetings at other times of the week, and running public service announcements. In addition, the City is developing a plan to link Channel 27 to a radio station for information to be broadcast simultaneously.

**B. Goals, Objectives and Policies**

The following presents the goals, objectives, and policies for Public Services developed by the City of Sierra Madre.

Summary of Public Services Goals

1. Provide adequate and safe public infrastructure (utility systems) to support land uses; upgrading existing deficient systems and expanding, where necessary, to serve new development.

Objectives and Policies

Objective **C31**: Provide adequate water, wastewater/sewer, storm drainage, electrical, and telecommunications systems to meet the demands of new and existing development.

Policies:       **C31.1** Provide for storm drainage improvements where existing systems are deficient.

**C31.2** Provide for the maintenance of existing water, sewer, and storm drainage systems.

**C31.3** Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage, and other supporting infrastructure.

**C31.4** Provide adequate illumination of all streets, alleys, and public areas; upgrading areas which are deficient and maintaining lighting fixtures in good working condition.



Objective **C32**: Continue to expand the City's cable television system for the presentation of information regarding community services and activities, and education regarding significant city issues.

Policies:       **C32.1** Continue to cablecast all City Council meetings and selected Commission and Board meetings "live" and uninterrupted on the City government access channel. In addition, the City shall explore videotape and replay of meetings for convenience and to provide subscribers an alternate time in which to watch.

**C32.2** Develop, implement and maintain a disaster plan to provide emergency information on government access television in the event of a disaster.

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**IMPLEMENTATION MEASURES**

<b>Safety Courses</b>	The Police Department conducts safety courses for the community on such topics as self defense.
<b>Neighborhood Watch</b>	The City will continue supporting existing neighborhood watch programs.
<b>Needs Assessment</b>	Based on the evaluation of needs and services, recreational programs will be reviewed and approved by the Parks and Recreation Commission. Programs serving senior citizens shall be reviewed and approved by the Commission on the Aging. A Needs Assessment will be forwarded to the City Council which will help guide the recreation programs for the City.
<b>Parks Master Plan</b>	A Parks and Recreation Master Plan will be prepared which includes existing and proposed land and facilities, maintenance and funding.
<b>Bicycle Route</b>	The City will continue to explore an appropriate location for a bicycle route in Sierra Madre.
<b>Library Capital Projects Plan</b>	A capital projects plan will evaluate the condition and use of the existing library facility and systems, needs for growth and modernization and a plan for improved facilities.
<b>Local Transit</b>	The City will continue to fund fixed route transit services for residents. Taxi coupons will also be continued.
<b>Capital Improvement Program</b>	The City will initiate a Capital Improvement Program for the upgrade of water distribution, sewer systems, streets, and public open space as required.
<b>Public Buildings Needs Assessment</b>	A needs assessment will be prepared to identify deficiencies, space, and maintenance needs of buildings owned by the City including the senior center, city hall, the police and fire department building and others.
<b>Vehicle Replacement Schedule</b>	A schedule for replacement on City vehicles will be prepared by the Public Works Department.







# *Village Of The Foothills*

